

The background of the cover is a detailed architectural site plan of the Sangamon State University campus. The plan shows various buildings, parking lots, roads, and landscaping. Key features include a large parking lot at the top left, several rectangular buildings with internal room layouts, and a series of rectangular fields or sports fields on the right side. The plan is densely packed with lines and text, representing a comprehensive map of the university's physical development.

# **The Physical Development of Sangamon State University 1969 - 1995**

**Richard R. Williams**



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Sangamon State University

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### Foreword

Over the past twenty-five years, I have had the unique and pleasurable experience of helping to build a university. As the 25th anniversary of this institution neared, I was motivated to dig through the files and old copies of the President's Reports to the Board of Regents to prepare, as completely as possible, a list of capital improvement projects that have been accomplished in the establishment of this university. More than 100 projects are listed herein, with information about their budget or appropriation, the architect or engineer responsible for the design, the contractor(s), a short description of the project, and the dates when the project was started and completed. In the process of preparing this list, I felt compelled to write a few pages about the purchase of the campus land, the campus master plan, and many of the major campus development activities in order to provide some background and insight into the physical development that has taken place. I have purposely chosen not to include information about persons, boards, or facilitators of projects.

At the time of this writing, legislation has been approved to merge Sangamon State University with the University of Illinois, thus creating University of Illinois at Springfield. This major change will cause a new definition of the academic mission statement including the possibility of the university becoming a four-year undergraduate institution. These changes will stimulate new enrollment growth and additional physical development. I hope this report will serve as a useful reference in years to come to those interested or involved in the continuing physical development of the campus.

### Acknowledgments

I wish to gratefully acknowledge Marcellus Leonard, Assistant Professor, English, for editorial assistance and Karen Tallman, Administrative Secretary, for typing and retyping.



## I. Introduction

The physical development of Sangamon State University on the land selected and purchased by the Board of Regents began with hiring the architectural firm of Murphy, Downey, Wofford, and Richman, which at the time of its initial employment was named Murphy and Mackey. Joseph Murphy, the lead architect on the project, worked closely with Dr. Robert C. Spencer, the founding university president. The Long Range Development Plan - Sangamon State University, sometimes referred to as the Master Plan, was prepared in 1970 and adopted in principle by the Board of Regents at its July 1970 meeting. In Part II of the document, the plan reads

A surveyor's stake, standing in the furrowed ground of an Illinois prairie, announces that the co-ordinates of plan upon plan, meeting upon meeting, drawing upon drawing, and survey upon survey have focused on this as the point around which all the activities of a new university will revolve.

And has it revolved! In 1995, approximately 25 years since that surveyor's stake was driven into the ground, Sangamon State University has developed into an exciting and important institution of higher education. The campus is comprised of 42 buildings which include 764,782 gross square feet of space. Of this, 134,944 gross square feet is residential space for student housing. Although the campus is still considered "young," the handsome landscaping and buildings provide a mature-looking, aesthetically pleasing educational setting.

During the past 25(+) years, the university has been guided by four presidents. The founding president, Dr. Robert C. Spencer, was hired by the Board of Regents effective September 1, 1969, and held the position until July 1, 1978. The second president, Dr. Alex B. Lacy, Jr., began September 1, 1978, and held office until his resignation July 1, 1984. The third president, Dr. Durward Long, began July 1, 1984, and held the position until February 1, 1991. The present university president, Dr. Naomi B. Lynn, assumed office on July 15, 1991.

The State of Illinois initially appropriated \$3,000,000 through Senate Bill 955 for Fiscal Year 1968 to purchase land for both Sangamon State University and for Governor's State University. The legislation allocated one million dollars of the total amount to Sangamon State University. The Board of Regents spent the funds for campus planning, title, appraisal, legal expenses, and purchase of the land. Initial capital appropriations of \$972,000 (FY70) and \$1,548,000 (FY71) were received from the general revenue fund in addition to an Illinois Building Authority (IBA) authorization of \$10,000,000 to build Brookens Library, the first permanent building. General revenue capital funds were quite flexible and were used for a variety of projects to get the university opened. After these initial authorizations, appropriations were more difficult to receive. In an effort to complete the campus, each year the university found itself competing for state appropriated dollars with all the other Illinois institutions of higher education.

The construction of the university campus is comprised of more than one hundred individual large and medium projects. The largest projects were funded from state appropriated capital funds and are listed



herein by project name and fiscal year. Many other large and medium projects were funded from sources other than state appropriations. These projects are also listed by fiscal year and described. In addition, a great many other small but not insignificant projects are not listed in this report. These projects were primarily completed over many years by university Physical Plant forces and no long-term record of these projects has been kept. These include remodeling buildings to expand or to enhance office areas, to meet laboratory and classroom needs, and to meet other specialized requirements. These smaller projects also include site improvements such as the construction of soccer fields, softball diamonds, children's play areas, flower beds, sidewalks, bicycle trails, certain exterior lighting and other improvements. These improvements are not referenced in this report but are very significant in the physical development of the campus. These smaller projects often were necessary to accommodate an urgent emerging need or to alter some existing facility to make it more convenient and useful. The Department of Physical Planning and Operations, especially the able craftsmen, groundworkers, and other employees, has constructed those smaller improvements to make the campus more functional, efficient, and attractive.

Records were kept for the large and medium projects, but it was a challenge to locate them and prepare the capital project list found in the appendix of this report. In an effort to provide a better understanding of campus development and the problems encountered along the way, I have prepared a short narrative about major developmental activities.



## II. Major Campus Development Activities

### A. Campus Land Purchase

According to the Report on New Senior Institutions (1968), prepared by the Illinois State Board of Higher Education, "The primary consideration in locating this site should be to serve Springfield and surrounding communities within 50 miles reasonable commuting distance. This consideration entails close proximity to the I-55 bypass because it provides accessibility, not only to Springfield residents but, also to out-of-town students from other communities in the region." Subsequently, the Board of Regents employed the planning consulting firm of Barton Ashmann and Associates, Chicago, to prepare a site location analysis. During the same period of time, the recently-formed Lincoln Land Community College District was also looking for a site. It was finally decided that the two institutions be located adjacent to each other on their present campus property.

After the specific property was identified for purchase, the Committee for Higher Education in Central Illinois (George E. Hatmaker, President) was formed in 1969 as a non-profit corporation to promote the development of the two new institutions. The committee began the process of raising \$1,000,000 from local contributions in order to purchase 440 acres of land to assure that the two new institutions have an adequate amount of land so they would not be "locked in" and unable to expand. (The Committee for Higher Education in Central Illinois - undated.)

The Sangamon State University campus totals 745.46 acres and is comprised of ten parcels as indicated on page 7. The general plan was to use state appropriated funds to purchase most of the land and to use donated funds for the purchase of the remaining parcels. The land purchased wholly from donated funds, was placed in the ownership of the Sangamon State University Foundation. The land purchased wholly or in part from state funds was placed in the ownership of the Board of Regents. The actual land cost ended up being substantially higher than originally expected which resulted in a debt of \$376,000 owed by the SSU Foundation on the Rose Lubin parcel of land. The SSU Foundation was unable to meet the terms of the contract to purchase the tract because the only funds available to them to meet this payment was farm income from land they owned.

In response to this financial predicament, the university in its FY73 Capital Budget requested additional state appropriated funds to complete the purchase of campus property. The sum of \$403,000 was requested over two fiscal years, \$202,000 in FY73 and \$201,000 in FY74. However, the amount approved and appropriated in FY73 was \$100,000. During the Illinois Board of Higher Education (IBHE) staff review of the university's FY74 budget request for the balance of the funds to complete the purchase, the FY73 appropriation (\$100,000) and the FY74 request were not recommended for reappropriation and appropriation. This request for additional funding to complete the purchase of the campus property was not looked upon favorably by the Board of Higher Education.

Attorney George Hoffmann, who represented the university in the purchase of all of the property, established a "resulting trust" which enabled the Foundation to receive the farm income from the Board



of Regents' owned Robert E. Shepherd, Sr. and Robert E. Shepherd, Jr. properties. This was determined legally possible because a substantial sum of the funds to purchase the properties was from donated money (\$252,000 of the \$295,800 total). This additional farm income allowed the Foundation to make the \$25,000 per year payments on the Lubin property but was not enough to amortize the \$375,000 balance due. In addition, auditors examining university financial records criticized the formation of the "resulting trust" and listed it as a "finding" which was subsequently further criticized by the State Auditor General.

The university planned to extend the perimeter road to the west in connection with the anticipated completion of the Public Affairs Center. The land upon which this roadway extension was to be located was the Lubin Tract. The university again requested funds in FY77 in the amount of \$92,500 for the purchase of approximately 37 acres of the 200 acre Lubin parcel. This request was approved by the BOR, BHE, and by the legislature but was subsequently deferred along with several other capital projects by executive veto. These funds were again requested in FY78 and finally appropriated and released. With the purchase of this 37 acres and the farm income from the land (including the "resulting trust" - Shepherd land), the foundation was just barely able to meet the interest on the debt for the Lubin Tract.



# Land Acquisition Information - Sangamon State University

## MAIN CAMPUS

<u>Tract/Description</u>	<u>Size (Acres)</u>	<u>Purchase Price</u>	<u>Ownership</u>	<u>Date of Purchase</u>
Rose Lubin Tract SW 1/4 and NW 1/4 SE 1/4 Sec. 23 includes farmhouse and barns	200	\$500,000	Originally Foundation, now Board of Regents	Contract dated January 10, 1969
Helen Shepherd Tract N 775-1/2 feet of the E 1/2 of the NW 1/4 and the N 775-1/2 feet of the W 1/2 of the NE 1/4 of Sec. 26 unimproved	47	94,000	Board of Regents	Contract dated January 6, 1969
Charles Wesley McClelland Tract part of the SW 1/4 of Sec. 24 and E 28 acres of NE 1/4 SW 1/4 of Sec. 28 includes house & barns	111.43	267,432	Board of Regents	Contract dated March 10, 1969
Jane Cole Brunk and Margaret Cole Blankmeyer Tract W 1/4 of N 1/2 of NE 1/4 of NW 1/4 of Sec. 25; the N 1/2 of NW 1/4 of NW 1/4 of Sec. 25, the SW 1/4 of NW 1/4 of NW 1/4 of Sec. 25 and the north 60 acres of the E 1/2 of NE 1/4 of Sec. 26 except W .625 feet of the N 320 feet. Unimproved	90.4	212,440	Board of Regents	Deed dated February 1969
Laura McClelland Charleston Tract S 1/2 of SE 1/4 of Sec. 23 and W .12 acres of the NE 1/4 of SE 1/4 of Sec. 23 except two small tracts each of approximately one acre on said W 12 acres Includes residence and garage	90	228,500	Board of Regents	Deed dated April 1969
Samual Stout and June Stout Shively Tract W 1/2 of NW 1/4 Sec. 26 Unimproved	80	176,000	SSU Foundation	Deed dated June 5, 1970
Robert E. Shepherd Sr. Tract E 1/2 of NW 1/4 except the N 1551 feet and W 1/2 of NE 1/4 except the N 1551 feet; the N .8 acres of the W 1/2 of SE 1/4 of Sec. 26. Includes large residence	74	187,700	Board of Regents	Condemnation judgment dated December 16, 1970



Robert E. Shepherd Jr. Tract S 775-1/2 feet of N 1551 feet of the E 1/2 of NW 1/4 and S 775-1/2 feet of the N 1551 feet of the W 1/2 of NE 1/4 of Sec. 26. Unimproved	47	108,100	Board of Regents	Condemnation judgment dated December 16, 1970
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Billie M. Cox and Naomi Cox Tract N 625 feet of W 320 feet of E 1/2 of NE 1/4 of Sec. 26. Included large residential house	4.6	81,500	Board of Regents	Condemnation judgment dated December 15, 1969
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Perry W. McClelland Tract 300.4 feet by 150 feet parcel including small residential house in Sec. 23	1.03	17,000	Board of Regents	Deed dated November 1969
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#### BROADCAST FACILITIES

Doris Hamel & Virginia Poppenga part of E 1/2 of NE 1/4 of Section 5, except S 10 chains of W one chain, T15N, R3W, Sangamon County together with 3 easements to 10 x 10 guywire points	.11	2,000	Board of Regents	Agreement dated June 1973
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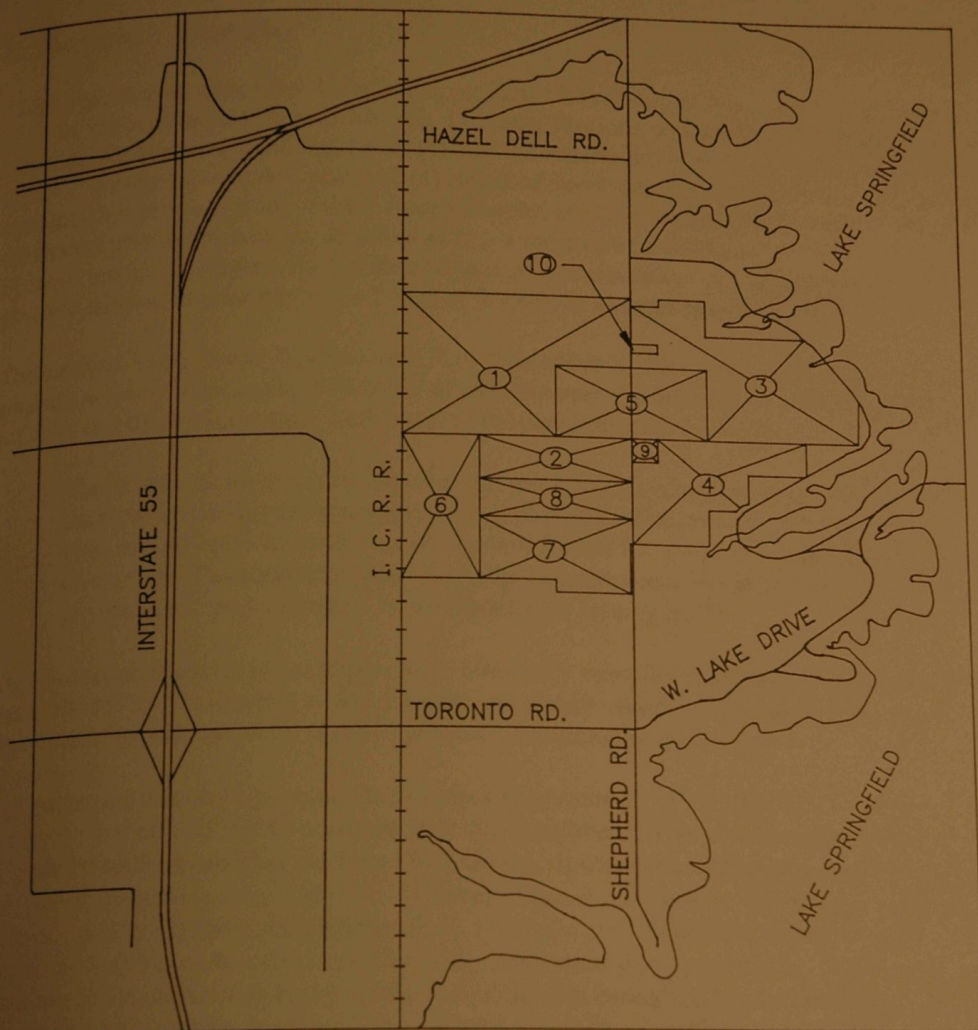
Lindell L. & Dorothy C. Cadwell Tract located in SE 1/4 of Section 12, T4S, R3W, Pike County, Illinois. One tract 50' x 100' and 3 tracts 4' x 30'	.12	3,900	Board of Regents	Agreement dated March 1992
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#### ASTRONOMICAL OBSERVATORY

Doris Hamel & Robert Hamel N 50' of 599' of E 1/2 of SW 1/4 Section 4, T16N, R7W, Sangamon County, Illinois	1.5	10 (donated)	Board of Regents	Quit Claim Deed dated October 1989
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Source 1-10 above: Land purchase papers prepared by George C. Hoffmann, attorney for the university dated January 9, 1973.





# PROPERTY MAP — SANGAMON STATE UNIVERSITY

- Parcel 1. Rose Lubin
- Parcel 2. Helen Shepherd
- Parcel 3. Charles Wesley McClelland
- Parcel 4. Jane Cole Blunk & Margaret Cole Blankmeyer
- Parcel 5. Laura McClelland Charlson
- Parcel 6. Samuel Stout & June Stout Shively
- Parcel 7. Robert E. Shepherd, Sr.
- Parcel 8. Robert E. Shepherd, Jr.
- Parcel 9. Billie M. Cox & Naomi Cox
- Parcel 10. Perry W. McClelland



## B. The Campus Master Plan

The campus master plan, often called the Long Range Development Plan, was originally prepared in 1970 by the architectural firm of Murphy, Downey, Wofford, and Richman, Architects, St. Louis, Missouri. The plan comprised four parts: (1) the need and the challenge, (2) the program and the land, (3) the long range development plan, and (4) stages of development. The plan was the result of work completed by the master plan architect, Joseph Murphy, and his consultants since August 1969 and was the product of what Mr. Murphy described as "... a most earnest collaboration with President Robert Spencer, the administration, the faculty and student representatives of this and other schools." The plan was adopted in principle by the Board of Regents at its meeting in July 1970.

This original Long Range Development Plan (December 8, 1970) professed that it placed major emphasis upon the relationship which should exist between the university's intellectual and academic activities and its physical space. In this regard the plan stated the following:

The genesis of the university's intellectual spirit is in its educational master plan. It is the architect's obligation to recognize the explicit guidelines and the implication of this plan, and to build an environment that will further the programs, participate in the diverse life of the campus, respond readily to future needs to expand and modify the physical plant, and contribute to the institution's identity (p. 3).

The educational objectives of Sangamon State University were described in a 57-page Academic Plan dated July 1970. The campus master plan document summarized certain points which the academic plan established and related them to the proposed construction program.

The master plan was very optimistic. It proposed an enrollment of 12,500 FTE students by 1982 and a large number of buildings to accommodate that enrollment. This enrollment projection, however, originated from the institution not from the architect. It was not based upon a detailed demographic analysis of the service region of central Illinois. Instead it was more of a policy statement and an optimistic goal by the university administration. This rapid growth thinking was also in part due to the actual enrollment growth experienced by many universities during the 1960s. During that period of time, most state universities could not build facilities fast enough to handle enrollment growth. The university administration developed the optimistic enrollment projection knowing well the recent history of rapid enrollment growth at other universities.

The actual physical development of the campus has included many of the design concepts recommended in the original Long Range Development Plan (Campus Master Plan). Probably the strongest design element in the plan is the Perimeter Road often called the ring road. The master plan architect described the road as "... the most formal element in the campus design." He further indicated that the road "... serves to define the academic heart of the campus without restricting it, to provide a magnificent approach to all parts of the campus, inside and outside the ring, and to mark in a distinctive way this particular campus on this particular site."

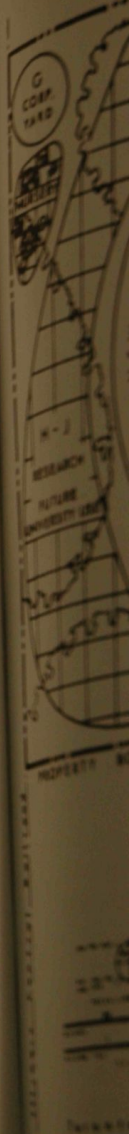


Other physical concepts that were considered important included keeping parking lots on the perimeter of the campus so that vehicular and pedestrian traffic were kept separated from the central part of the campus. Buildings were proposed to be arranged on a geometric site plan with 30-60 degree angles inherent in the hexagon. The central plaza was to be an important focal point with surrounding prominent buildings. A central tunnel or concourse was proposed to connect all permanent buildings. These tunnels were to carry utility lines, provide for service access, and provide for all-weather pedestrian access. In addition, the plan proposed areas of land use including housing and athletic fields. Page 11 is a diagram of the proposed land use plan from the 1970 report.

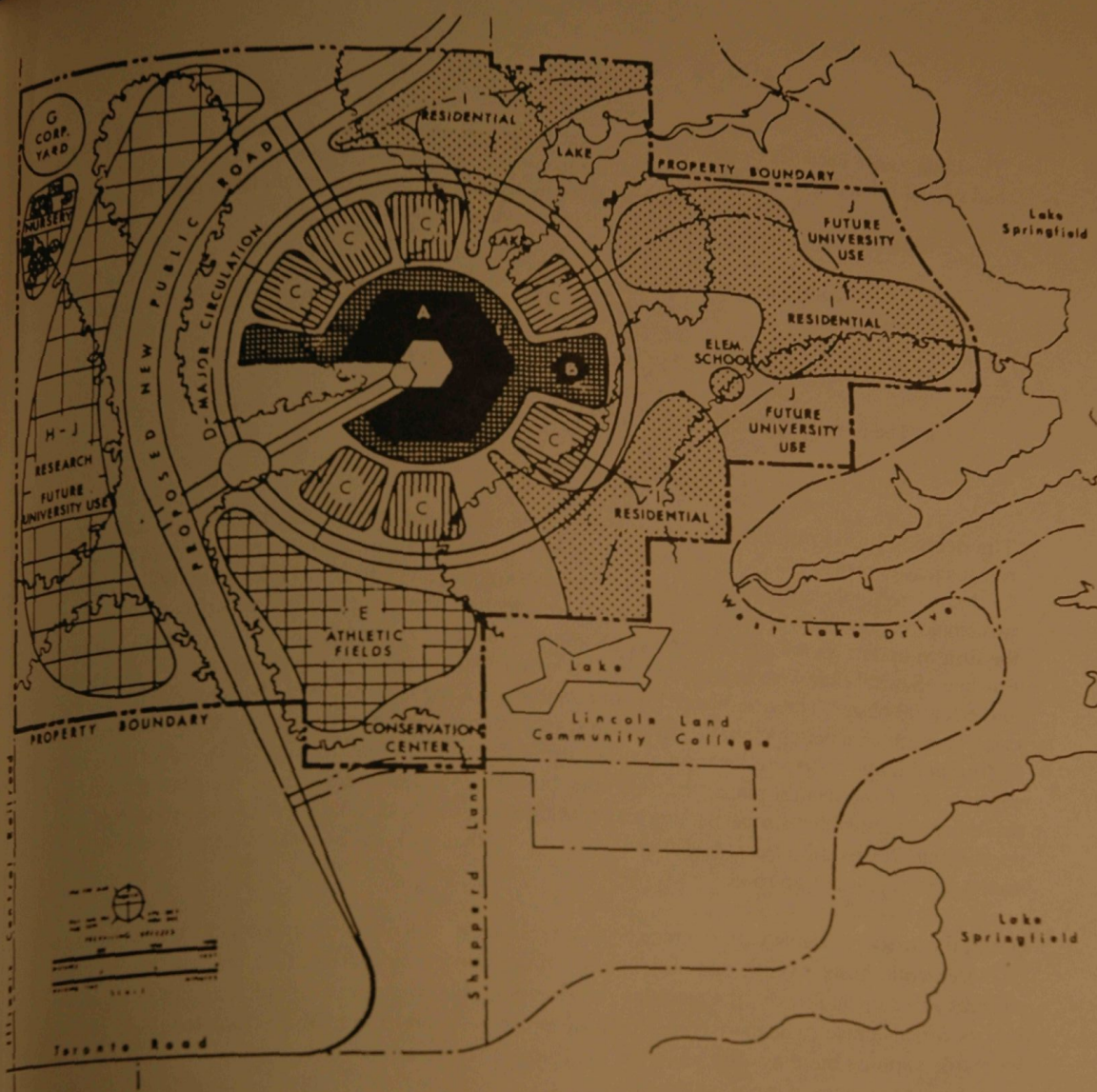
Following the decision to locate the university in the southeast part of Springfield, a great deal of interest ensued in the development potential of land adjacent to or near the campus property. SSU President Robert Spencer and Lincoln Land Community College President Robert Poorman, together with certain local property owners and the Springfield-Sangamon County Regional Planning Commission, organized a planning effort to coordinate development of the southeast sector of Springfield. In September 1970 a seventeen-page plan was prepared entitled Development Concept - Southeast Sector, Springfield, Illinois. With this plan surfaced the first recommendation to extend a major new access roadway to the campus, the 11th Street Extension project. This development plan was also very optimistic. The land adjacent to the university did not experience rapid growth as predicted. In subsequent years, university administrators displayed less interest in adjacent land development and left decisionmaking to local planning and city officials.

In 1973 the university requested that the master plan architect prepare a revision of the Long Range Development plan based upon information and experience obtained during the years since 1969. By 1973 serious questions had arisen about the validity of enrollment projections for SSU which had originally been provided to the master plan architect in 1969. These projections called for the university to grow to a total enrollment of 12,500 FTE students by 1982. Because these projections were unrealistically high, university administrators requested that the master plan architect revise the Long Range Development Plan to reflect the facilities required to accommodate three different enrollment levels of 6,000 FTE, 8,000 FTE, and 10,000 FTE students. The plan most embraced at that time by the university was the plan for 6,000 FTE students. This plan depicted fewer buildings and a single two-lane roadway as the Perimeter or Ring Road. Most of the other development concepts outlined in the original plan were kept intact.

In 1982, the university's Master Campus Physical Planning Committee (MCPPC) was requested by Tom Goins, the Vice President for Business and Administrative Services, to conduct an extensive review and analysis of the university's Long Range Development Plan and to make recommendations to the administration (Review of Major Physical Master Planning Document and Activities for Sangamon State University, 1987). This was done in an effort to update and revise the 1973 master plan and to help guide institutional physical development for the following several years. In 1983, the university submitted to the Board of Regents a revised long range development plan based upon enrollment projections and related staffing plans then considered to be more realistic than those upon which the earlier plan was based. The plan also incorporated many of the recommendations of the MCPPC. This plan, however, did not drastically alter the development concepts recommended in the original plan.







Proposed Land Use - Long Range Development Plan, 1970



The Long Range Facilities Development Plan was again updated in 1986. Although relative few years had passed since the 1983 plan, the following major recommendations were made:

1. The Health Sciences Building be requested as a freestanding building rather than as an addition to another building that had been suggested in an earlier plan.
2. A concourse access point be developed on the east side of the Brookens Library to help improve pedestrian circulation between the permanent buildings and the interim buildings.
3. Removal of the University Community Life and Fitness Center from the plan.
4. The interim buildings should be retained and used for many future years.
5. A downtown center should be maintained.

The decision on where to locate a new Health Sciences Building stimulated another update of the campus master plan in 1987. In fiscal year 1987, the university received an appropriation of \$466,700 for the architectural planning of the Health Sciences Building. The firm of Perkins and Will, Chicago, was employed as project architect. Following their selection, the university separately contracted with the firm to update its master plan and to recommend a building site location for the Health Sciences Building. Several sites were being considered including a site north of the central plaza and sites south of the central plaza. The site selected is south and east of the central plaza. By keeping the building east of the center, a better spatial relationship was developed between the new building and the metal interim buildings. This site location also left room for a fourth major building to be located on the south side of the central plaza. Because this building was located south of the central plaza, the university requested that a small parking lot be included in the site development project connected with the building. It was subsequently also decided to focus that parking lot on the center of campus with access from an inner ring road.

One of the major problems with the master plan was that it was not well suited to be implemented on an incremental basis. When one building at a time, one parking area at a time, and one roadway segment at a time is funded, the resulting development did not appear completed. For example, the campus would appear to be more complete if the entire perimeter road were completed. And because the major campus buildings are so large, the campus is not as attractive as it would be if the same amount of space were in more buildings.



### C. The Interim Buildings

In early 1970, before any construction activity had begun, the only buildings on the 745 acres of land comprising the site for Sangamon State University's campus were six farm residences and a variety of farm service buildings. The major portion of the land itself was devoted to crop production. The university's challenge was to transform this land from an agricultural to an educational environment.

During 1970 through 1973 the university was involved in the planning and development of three campuses. The interim campus, the permanent campus, and the downtown campus. The interim campus was initially developed in several phases. Phase A included buildings "A" through "J," which were designed to accommodate 600 students in fall 1970. Phase B included an addition to Building "F" which was then the university library, and Building "K," the science building. These facilities enabled the university to accommodate an enrollment of 1,200 students in 1971. Phase C included leased facilities in a downtown campus location. The downtown facility, called the "Capital Campus," was remodeled leased space, made ready for occupancy in the fall of 1973.

#### 1. Phase A

The decision to construct Phase A of the interim buildings was made during the last few months of 1969. The master plan architect advised the university president that in order to open its doors to students by fall 1970, the university would need to either rent building space or erect buildings which could be constructed quickly. Lincoln Land Community College had constructed temporary structures which were simple wood frame buildings sided with plywood while their permanent buildings were being constructed. The master plan architect was directed to prepare bid documents for similar buildings for SSU. The consulting firm of Becker and Becker Associates, Inc., New York, was employed to prepare building program statements to identify initial facility needs for Phase A of the interim buildings and for the initial permanent facilities. In addition, this firm was used to plan, to evaluate, and to procure furniture and equipment for the interim campus. The architect prepared a performance-based Request for Proposal (RFP) which allowed developers to present a variety of building types including both metal and wooden. In April 1970 bids were received. After reviewing all of the proposals, the administration decided to award the contract to Raymur School Corporation for the construction of Butler "Space Grid" metal buildings. At the time the decision was made, it was obvious that the buildings would not be temporary. They were too good to be temporary. However, they were and always have been referred to as the "temporary" or "interim" buildings. The university had not received a legislative capital appropriation for the construction of the interim buildings so after consultation with the staff of the Board of Regents and the Board of Higher Education, the administration decided to finance the structures on a lease-purchase contract and to pay for the buildings from operating revenues over a five-year period.

Construction began in late April 1970 with the hope that buildings would be ready for occupancy in time to receive the first students admitted to SSU in August 1970. The initial physical development of the interim campus was a race against time. The university wanted to occupy the campus in fall 1970; however, extending utilities and constructing all the facilities to make the campus functional was



difficult in so few short months. By August the buildings were standing, but they were not ready for occupancy. Arrangements were made to use classrooms in the Education Building of the First United Methodist Church in downtown Springfield for a few months until the buildings were substantially completed.

The initial phase of the interim buildings included Building "A" which was the administration building, housing the office of the President, Vice President for Academic Affairs, Director of University Relations, and the Budget Office. Building "B" included space for the Vice President for Planning and Development, the Vice President for Business Affairs, and the business office. Building "C" included printing and duplicating, campus security offices, personnel offices, purchasing, and the university health service. Building "D" provided space for the university cafeteria. Building "E" included the Dean of Students, student offices, and the university bookstore. Building "F" was the university library. Buildings "G," "H," "I," and "J" provided space for all of the university's academic programs.

Vehicular access to the interim buildings was initially from Shepherd Road which, at that time was a dirt, oil and chip straight north-south township road bisecting the campus. Initial planning was under way for constructing the Perimeter Road and parking lot, however, these permanent facilities took time to plan and to construct. A "temporary" parking lot (now called Lot "A") was constructed simply by scraping away topsoil, installing crushed stone and minimal perimeter lighting. An oil and chip surface was placed over the stone. This surface was replaced a few years later with an asphalt overlay.

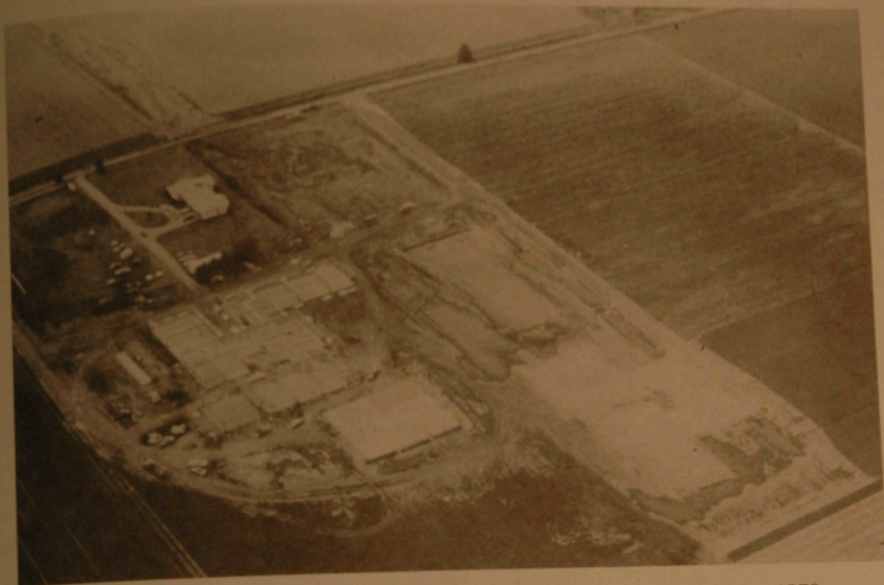
The buildings "A" through "J" were finally ready for occupancy in November 1970. The buildings were simple structures which met basic needs for ordinary classes; however, there were no specialized facilities to meet particular program needs. The central plaza adjacent to the buildings was initially planned to be paved with asphalt rather than concrete; however, after the buildings were erected, it was decided that a concrete decorative plaza was much more desirable. A change order was issued to the contractor and a design for the proposed pavement was prepared the day before the concrete was poured. The short amount of time between the design and actual construction is the primary reason for the present day poor drainage on the walkways.

Building "D" was the first university cafeteria. It was also the largest and most attractive space on campus and was therefore used for major special events and for theatrical performances. The present cafeteria in the Public Affairs Center was completed in October 1980. After that time Building "D" was converted into the student service lounge and recreation space.

## 2. Phase B

Phase B of the interim buildings was necessary to provide basic science laboratories and to meet the expansion needs of the university library. Phase B included the construction of science building "K" and an addition to Building "F." With the addition of this new space an enrollment of 1,200 in the academic year 1971-1972 was accommodated. By the time Building "K" was planned, at least two science faculty members had been employed and were very instrumental in identifying their academic program needs to plan the building. These faculty members provided input; however, very little was





Interim Buildings "G," "H," "I," "J," and "F" under construction – May 1970.



The Interim Campus – May 1971.  
Buildings "A" - "J" completed, Building "F" addition, and Building "K" just getting started. Traffic access is from Shepherd Road.



known about the long range teaching and facility needs for the sciences. As a result, a very basic building with simple straightforward science labs was constructed. These new facilities were also to be "temporary" until modern, sophisticated science facilities could be constructed. No one knew that it would be twenty years later when construction of those new facilities would be completed. Phase B, in particular Building "K," took longer than expected to complete. A separate bid package was let for the hexagonal, partial height office partitioning system and for the laboratory casework. Classrooms in Building "K" were ready for occupancy in January 1972 and laboratories were ready in May 1972. Construction of the greenhouse was completed June 1972. Other facilities were also constructed along with Phase B interim facilities. These included remodeling the south end of Building "J" for a media laboratory and constructing a general storage building for central receiving north and adjacent to Building "C."

### 3. Phase C

At the February 19, 1972, meeting, the Board of Regents approved leasing a portion of the Leland Building, located at Fifth and Capitol for the "Capital Campus." This space was occupied in fall 1972.

Because the university's first permanent building, the Brookens Library, was substantially behind its construction schedule and because of expanding enrollment, the university was again faced with a projected space crunch for fall 1973. Initially, it was thought that the university would rent more space downtown to meet expansion needs, but it was decided that additional space be rented, and a new building (Building "L") be constructed on the main campus. This building and the additional rental space downtown were called "surge" space. Building "L" was designed in-house by the university architect, John Takeuchi. Included in the building along with classrooms and faculty offices, was space for the university's new radio station, WSSR. The building was also constructed with a relative high structure which would provide for high ceilings in the event the university decided to construct television studios in the building. Building "L" was occupied October 15, 1973, and was financed on a lease purchase contract payable from operating revenues over a six-year period. Equipment for the building was purchased from capital funds originally appropriated for the purchase of Brookens Library equipment.

Space was also leased at the downtown campus location to provide stack storage for a growing library collection. The bookstack space in the interim library facility reached a full capacity of 120,000 volumes December 1972. Building "F" had been expanded; however, the acquisition of books in anticipation of the new building proceeded faster than construction of the building. Beginning January 1973, the university leased approximately 5,700 square feet of space in the basement of the Leland Building for the purpose of storing 120,000 additional volumes until the Brookens Library was completed.

In November 1984 construction began on the gymnasium addition to Building "D." This project included remodeling and improving the existing shower and locker rooms and constructing a lobby and adjacent 8,000 square foot gymnasium for recreational use.



For many years the university's Department of Physical Planning and Operations operated with offices in the McClelland House with their only workshop in an old farm shed located on the north side of the house. In FY85 an appropriation was received to construct a Physical Plant Services Building. Three sites had been considered for this building. One was adjacent to the McClelland House on the north side of the campus, one was south of the Shepherd House on the south side of the campus. The site finally selected is north of Building "B" on the north edge of the interim campus. Construction of this building began in August 1985 and was substantially completed July 1986.

The interim buildings have served the university well. During the past 25 years the university and its academic programs have undergone continuous change. In order to meet changing academic needs, physical improvements and remodeling have been necessary. The university's Physical Planning and Operations' craftsmen have completed numerous remodeling projects to upgrade, to improve and to alter these facilities. A question often asked is how long will the interim buildings last? The answer depends on the level of maintenance. The initial roof-top heating and air conditioning units on the buildings lasted approximately twenty years. All of these 65 units now have been replaced. The new units should last another 20 years. The roofs on nearly all the buildings have been replaced, and they too should last another 20-25 years. As materials and items break down, new materials or items are used for replacement. The process goes on which suggests that the interim buildings are quite permanent. The buildings, however, are substantially inferior to the permanent buildings and should eventually be replaced.



### D. Norris L. Brookens Library

The first permanent building on the Sangamon State University campus is named for Norris L. Brookens, M.D., who was the first chairman of the Illinois Board of Regents. Under Dr. Brookens' chairmanship the bill creating Sangamon State University was passed by the General Assembly and signed into law by Governor Richard B. Ogilvie on June 10, 1969 (Norris L. Brookens Library, 1976).

In February 1970 the architectural firm of Murphy and Mackey (subsequently named Murphy, Downey, Wofford, and Richman) was employed as project architect for the preparation of plans and specifications for this library building. At that time the project was referred to as Phase I of the permanent campus. University President Robert Spencer determined that the initial permanent building should be a library. A large portion of the building was planned to function as a research library and resource center and the rest of the building was planned as classrooms and faculty offices until additional campus buildings were constructed. The library was then to expand into the remaining portion of the building. The first university librarian, Howard Dillon, was employed early in the building's planning stage and worked closely with the project architect in the final design and function of the library portion of the building.

In the final planning stages of the building, the project began experiencing delays. It was initially planned that the building would be out for bid in July 1971. However, because of costly building and budget overruns being experienced on public buildings statewide, a special Interagency Task Force was established by the Governor's office to review and approve capital projects. This task force conducted an architectural and engineering review of the university's library project. The task force met with institutional officials and with consulting architects and engineers in a series of meetings and identified a number of building modifications designed to reduce the overall cost of the structure. These revisions included the excavation of an area below the building's light shaft (this actually added space to the building but reduced the amount of footings and foundation walls), simplification of the building's mechanical system (this resulted in larger heating and cooling zones and more difficulty in maintaining occupant comfort), and simplification of the building's architectural treatment.

All of the above changes resulted in many discussions and meetings, revised working drawings and specifications, and project delay. After all of the changes were incorporated into the final contract documents and approved by the Interagency Task Force, the Governor approved the release of construction funds March 15, 1972. The project was released for bid March 28, 1972.

While the project was out for bid, a number of other development activities were underway. Phase B of the interim buildings (Building "K" and an addition to Building "F") was completed except for Building "K" laboratory furniture and associated electrical and plumbing connections. Construction of the greenhouse adjacent to Building "K" had just begun. Construction had just started on the General Storage Building (Central Receiving), the media room (J-149) was being remodeled in Building "J," the first phase of the Perimeter Road and Parking Lot "A" (now Lot "B") had just been completed with its landscaping including the planting of three rows of October Glory red maple trees.



Construction of the library building was a long and difficult process. The project was originally administered and funded under the Illinois Building Authority (IBA). However during construction, a new state agency, the Capital Development Board (CDB) was established and subsequently the funding and project administration was shifted from IBA to CDB.

May 15, 1972, the Board of Regents authorized the award of construction contracts to the following contractors in the bid amounts indicated:

Jack Muse, Inc., Hillsboro, IL - heating	\$ 451,912
R. H. Bishop Co., Champaign, IL - ventilation	438,658
Walter Slocombe, Springfield, IL - plumbing	182,700
Anderson Electric, Inc., Danville, IL - electrical	1,112,104
Ray J. Benoit, Inc., Bradley, IL - general	4,033,000

Based upon the total of the combined low bids, the unit cost for the construction of the library building was \$30.63 per square foot.

Site excavation for Brookens Library began June 23, 1972, and construction proceeded in good order. In January 1974 construction was approximately 50% completed. Then in April 1974 the general contractor removed all personnel from the job and declared bankruptcy, just when the prime construction season was approaching. This was a particularly tough time for contractors, a time of inflation spiraling approximately 1% per month. Because the general contractor was not on the job, the other contractors (electrical, plumbing, heating, ventilating) also could not work on the project so they wanted to increase the amount of money agreed on in their contract amount. The general contractor's bonding company finally was able to employ another general contractor, J. L. Simmons, Decatur, Illinois, to complete construction. But the new contractor did not start until October 1974 so the entire summer 1974 construction season was lost.

In August 1975 the building was nearly complete. A demountable movable partitioning system had been designed by the architect and was being installed in the building. The decision to put in this "removable" office partitioning system was made for several reasons. Originally, the building was being funded under the IBA who would not allow the funding of any walls or other items that would not stay as a part of the building for the life of the bonds. This was because the collateral for the bonds was the building itself along with all associated walls, floors, etc. This reason, however, became invalid later when the building became a CDB financed project. Capital Development Bonds are financed based upon the "full faith and credit" of the State rather than using the building as collateral. The second reason the decision was made to install the demountable partitioning system was based upon the theory that as new buildings were constructed, the partitions would simply be removed and the library would expand. This theory also did not hold up because enrollment did not increase as projected and funding for other new buildings, with the exception of the Public Affairs Center, did not progress as expected.

In January 1976 the first group of faculty moved into the office and classroom portion of the new building. The moves began before the contractor completely finished installing the movable



partitioning system and before the locks on the doors to the offices were installed. Faculty reaction to the hexagonal-shaped demountable partitioning system was emphatic and unanimous. This office design was terrible. Although bicycle-type locks were provided so that office doors would be locked, offices had no acoustical integrity and were difficult to arrange furniture in because of their hexagonal shape. Because of the concrete ceiling above the offices, one could hear typing, voices, and almost any other sounds from any other space on the floor. The offices were without a doubt, totally unacceptable.

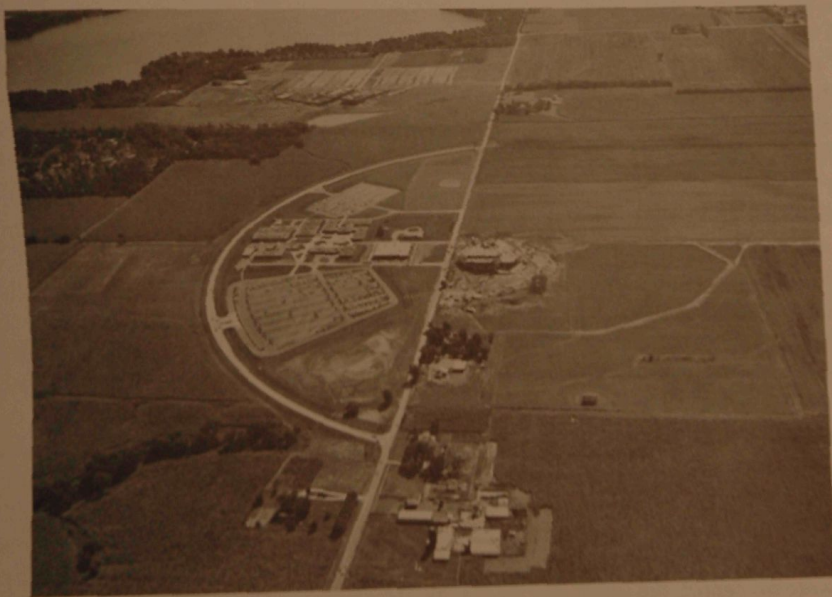
An acoustical consultant was employed to review the problem and make recommendations. This resulted in constructing "caps" with acoustical tile ceilings for most of the offices, taping over the slotted structural uprights, and stuffing an insulating roping around the bottoms of the offices. This helped and seemed to make the offices more acceptable; however, faculty still did not like them. In subsequent years the university was successful in getting two capital projects to remove the demountable partitions and install stud and drywall conventional partitions with acoustical ceilings.

The library began moving books and other materials from Building "F" and from the basement of the Capital Campus into the new building January 7, 1976. The library portion of the building functions reasonably well; however, many complaints over the years have been heard about the odd spaces and corners that result because of the shape of the building.





Norris L Brookens Library under construction –  
view from northwest – September 1973.



View of campus from north.  
Brookens Library under construction – September 1973.



### E. Rental Facilities and the Downtown Center (Capital Campus)

Sangamon State University first began operations in rented office space located in downtown Springfield. For the period September 1969 until occupation of the interim buildings, the university occupied space on the fifth, eighth, and tenth floors of the Myers Building located at Fifth and Washington, on the first floor (storefront) of a building located at 407 East Washington Street, and on the second floor of the Osco Building located at 506-1/2 East Adams. The administration offices were located in the Myers Building and included 4,772 square feet. A 1,800-square-foot storefront building on East Washington Street was leased beginning January 1970 and was used for admissions and financial aid offices. The space located on the second floor of the Osco Building included book acquisition and processing space for the university library. This lease began February 1, 1970, and ended November 30, 1970. The university also turned to downtown rental space during the period August - November 1970 in order to provide space for its initial class offerings since the construction of the interim buildings was running behind schedule. Following the completion of the initial interim buildings in November 1970, all of these spaces were vacated and the university relocated to its permanent campus.

Space was rented for the arts program for sculpture and ceramics in a nonferrous metal foundry located on the west side of Springfield on Ostermeyer Road. This space was only used for a short time as the mix of students in a working foundry did not work out. Sculpture and pottery then relocated to the Springfield Art Association building until 1974 when space and facilities were provided in Building "I" of the interim facilities.

In fall and winter 1971, the university decided that it should develop a downtown "presence." It was thought "public affairs" oriented courses should be offered downtown and that the concept of a downtown campus should also be based on the principle of easy access by students and faculty to educational resources such as the Illinois State Library and the legislative and executive processes in state and local government (President's Report, 1975).

When word got out to local property owners that SSU was interested in leasing a fairly large amount of space, a barrage of phone calls and letters were received from potential landlords. It was then decided to prepare a request for proposals in order to define university needs and formally receive rental proposals. A university committee was formed to review space rental proposals. This committee was jokingly referred to as "The Outer Space Committee". After a "windshield" review and evaluation of 36 potential rental locations and an actual site visit and "walk-thru" of the five sites that were selected for final consideration, the university chose the Leland Building, located on the corner of Sixth Street and Capitol Avenue. At its February 19, 1972, meeting, the Board of Regents approved leasing 17,766 square feet of space on the first and second floors. The lease called for gutting the building and remodeling the space into classrooms and faculty offices. The remodeling was completed and the university moved into the space August 1972. The offices and classrooms were quite nice and generally well liked by students, faculty, and staff. In order to address the parking problem associated with the downtown center, the university leased 70 parking spaces on the top floor of the Municipal Parking Ramp located on the corner of Fourth and Capitol.



The university's library book collection was growing at a rapid rate and the bookstacks in Building "F" reached a full capacity of 120,000 volumes December 1972. In addition, construction of the new library building was lagging behind schedule. A second lease was entered into for 5,000 square feet of space in the basement of the Leland Building for book storage. This space would provide for the storage of 140,000 additional volumes. Capital funds were used to purchase library bookshelves (stacks) for the basement; the bookshelves were relocated to the Brookens Library after construction was completed.

In February 1973 the university reported to the Board of Regents (President's Report, January 1973) that additional classroom and office space were needed to meet projected enrollment for the 1973-74 academic year. The Brookens Library, which was supposed to be completed by that time, would not be. The space needed was referred to as "surge" space. In studying how best to meet this space need, it was decided that an additional metal building (Building "L") would be constructed on the main campus and additional space would be rented in the Leland Building. A portion of the Brookens Library furniture and equipment capital allocation was requested and subsequently released for the purchase of "surge" space equipment and later much of it was moved into the permanent library.

The expansion of the space rented in the Leland Building included approximately 3,000 square feet primarily of classroom space located on the first and third floors. A small 800-square-foot office was also rented during fiscal year 1973 for one year at 606 Post Office Court adjacent to the Leland Building. The occupancy of this additional space resulted in the university having a fairly large downtown center, approximately 27,000 net assignable square feet. Because of the larger size, 60 additional parking spaces were leased in a lot located at Third and Capitol Avenue, directly across the street from the 70 spaces leased in the Municipal Parking Ramp.

In addition to the academic space, a storefront was rented to serve as a student gathering space or "coffee house." The students named this facility the "Peoples Place." The "Peoples Place" subsequently relocated from 412 South Fifth Street to 613 East Capitol Avenue, a less expensive and, therefore, more desirable space. Following the move, the coffee house was renamed "Rudolph's Bean." (I have no idea where this name originated.) The students brought in entertainment and operated the facility with income from student activity fees.

Because of delays in the completion of the Brookens Library combined with increased enrollments and program offerings during the 1974-75 academic year, a small amount of additional classroom space was leased on the second floor of a building located at 412 South Fifth Street. The space had previously been occupied by a former business college so SSU occupied it without remodeling. This space was only leased for the 1974-75 academic year.

In September of 1975, the university entered into an agreement with Illinois Central College, Peoria, Illinois, to provide support services for upper division classes. Sangamon State University faculty taught at the ICC campus. This was the beginning of a long relationship between the two institutions which still continues.



The Brookens Library finally was completed and occupied beginning January 1976. Vacated was the space on the third level and a portion of the classroom space on the first floor of the Leland building. Space on the first and second floors continued to be rented and operated. The lease for the 60 parking spaces in the parking lot located at Third and Capitol was terminated and the number of spaces leased in the Municipal Parking Ramp was reduced to 35. After the Brookens Library was completed and Capital Campus' size reduced, that campus was less popular. Faculty and staff officed in the Leland Building felt cut off from mainstream campus activities and communication.

In April 1977, the university decided to lease a warehouse building located on South Ninth Street. The 10,000-square-foot "Weaver Warehouse," named after the former manufacturing company that at one time owned the building, was used by the university from 1978 through 1985 at which time the lease was terminated due to budget constraints.

The amount of space leased at the Leland Building had been reduced to approximately 13,750 net square feet in the years following occupancy of the Brookens Library. In July 1983, the Leland Building lease and parking ramp lease were terminated and the university gave up its downtown "presence." The decision to give up the Capital Campus was not an easy one, but the location had become less functional and less popular as it was originally and additional revenue was needed for areas of higher priority.

Then, Durward Long became university president, and felt strongly that the university should reestablish the downtown campus. In January 1986, the first floor of the building located at 219 South Fourth Street was rented. The space included 6,000 square feet of primarily classroom space, a reception area, and a few offices. No faculty were permanently officed there; however, one clerical person staffed the building. No parking facilities were leased. At the end of the spring semester 1992, again, the downtown presence was ended due primarily to budget constraints.

Two other facilities the university was involved in were historic Clayville and Lincoln Depot sites. Dr. and Mrs. Emmett Pearson donated the Clayville property to the university Foundation in January 1973. This facility was subsequently leased and operated by the university as an historic site and education center for nineteen years. During these years, the university spent a great amount of time and money improving, enhancing, and displaying this facility. In June 1992 the university decided to terminate its lease of this property with the Foundation. This decision was made due to the university's need to reallocate funds to higher priority programs.

The Great Western Depot or Lincoln depot, located at the southwest corner of 10th and Monroe Streets, was leased by the Foundation and operated by the university. Funds to remodel the building were made available by Copley Press, Inc., and the university planned bid, and implemented the work. The university took on this unusual project as a public service in order to make this historic Springfield landmark available and open to the public. The building was renovated during the winter of 1977 and was opened to the public in the spring of 1978. After several years (date not available) the lease of the property was terminated.





Leland Building – Capital Campus – 1972.



Downtown Center – 219 South 4th Street – 1986.



## F. The Public Affairs Center

At the time planning funds were requested for the Public Affairs Center (PAC), the university was officed in temporary space downtown and was just beginning construction of the interim buildings. Only a few faculty were employed and obviously not a great deal of academic planning had taken place. The PAC was named after the primary mission of the university. President Spencer and founding faculty members Cullom Davis and Robert Batson formulated concepts about the type of spaces that would be included in the building. The building concept and initial request for funding was presented in the university's FY72 Capital Budget Request in July 1970 along with a request for planning funds for a Central Plant Building and a Laboratory-Office Building. Meanwhile, the university was frantically building the interim buildings and finishing construction plans for Brookens Library. Subsequently, \$606,900 was appropriated in July 1971 (FY72) for planning the three proposed buildings.

In March 1972, the Board of Regents approved Ferry and Henderson, Architects, Inc., as the project architect for the Public Affairs Center. July 1, 1972 (FY73), \$8,704,600 was appropriated to complete the design and to construct the building. Then in October 1972, funds in the amount of \$63,865 were released for planning.

While preliminary planning was underway, meetings were held between representatives of the Springfield Metropolitan Exposition and Auditorium Authority and the project architect to devise a cost estimate and plan for additional funds from the state legislature. Their plan was to expand the 1,200-seat lecture hall to a 2,000-seat performing arts auditorium, complete with dressing rooms and support spaces. In order to implement this major change to the building, funding was to be sought during the upcoming legislative session. Although discussions were held, the major changes proposed were only speculation; meanwhile, design of the building proceeded. The preliminary design of the building was of a "V" shaped wing which would include classrooms and offices and an auditorium/theater portion of the building designed to fit in between the "V." By designing the structure in this manner, a major change in expanding the auditorium portion of the building could be accommodated without affecting other portions of the building.

During the planning of this project (August 1974), it became apparent that the university was not going to experience the enrollment growth as originally projected and that the construction of the three permanent buildings, Public Affairs Center, Laboratory-Office, and Central Plant Buildings, would need to be reevaluated. Architects had been selected for each of the projects. The firm of Metz, Train, Olsen, and Youngren, Chicago, Illinois, had been selected for the Laboratory-Office Building and Murphy, Downey, Wofford, and Richman, had been selected for the Central Plant Building. Both of these building projects were well into the schematic design phase when it was decided that the Laboratory-Office Building would be put on indefinite hold, that the Central Plant Building would be combined with the PAC, and that the design of the boiler and heating system would be changed from a high pressure system to a low pressure system. Following these decisions, no further planning or action was taken on the Laboratory-Office Building and the Central Plant Building (later called the Heating, Cooling, Circulation System) was combined into the PAC building and subsequently designed by Ferry and Henderson, Architects.



There was a long delay in obtaining the release of the balance of the planning funds and construction funds. Although \$8,704,600 was appropriated for FY73, these funds were not released for construction until January of 1974, approximately 18 months later. The reason for the late release was said to be related to cash flow problems in the state. And to make matters worse, during the period of this delay, the rate of construction cost escalated approximately 1% per month.

Shortly after release of the construction funds, it was obvious that local officials were successfully mounting their effort to receive a supplemental appropriation for expanding the project to include a performing arts center. There were mixed feelings on campus about this. On one hand it was felt that a performing arts center would be a great asset to the university and to the community. On the other hand, the university was struggling to get its permanent campus built and this major change was causing long project delays and severe budget problems because it was generally under funded and construction costs were escalating. One university administrator referred to the project addition as an "albino Pachyderm". The president, however, thought the auditorium would be a good long term facility for the university and the community, even if it was causing severe complications to an already difficult construction budget.

A meeting took place during April 1974 between members of SMEAA, the architect, the Governor, and the Executive Director of the Capital Development Board who decided to expand the project and to amend the CDB appropriation bill to include an additional \$2,725,000 for the project. During this period of project design and delay, a number of often heated discussions were held about the project predicament. In the process, in an effort to reduce cost, the university removed certain areas of programmed space. The university, however, stood firm on further reducing the amount of academic space in order to fully complete the auditorium portion of the building. Because it appeared that this change was imminent, a decision was made to construct the building in two stages. If this were done, at least cost escalation on the first stage would be eliminated. Accordingly, the basic structure of the "V" wing portion of the building was designed, bid, and construction began.

It was also decided that a mechanical construction package which included a chiller to be located in Brookens Library along with related piping, cooling tower, and pumps as well as electrical switchgear could be bid separately also to avoid escalating prices. This work was completed July 1977. An additional construction package was also bid and awarded which included caissons, substructure concrete, and structural steel. All this work was done in advance of final design and bidding of the final auditorium and other portions of the project. Supplemental construction funds were appropriated in FY74. Again, a long delay was experienced in obtaining the release of these funds. The construction funds were finally released January 1975. Following this release, the architect's contract could be amended to include redesign of the project.

A presentation of the design concept for the PAC, including the performing arts auditorium, was made to the Board of Regents in September 1975. During the presentation, the architect surprised university officials by advising the Board that an additional \$750,000 in theatrical equipment funds would be required to enable the project to accommodate a full range of performances. The Board approved the



design concept with the stipulation that the approval did not impose upon SSU or the Board an obligation to complete or equip the performing arts facility. Following this Board approval, the architect proceeded with working drawings. The CDB appropriation would be subsequently amended to include an additional \$760,500 which passed the legislature. The Governor line-item vetoed that amount and the legislature then overrode the veto during a special session in November 1974.

During 1974 and 1975, the "V" wing structural portion of the building was completed and left standing as a grim reminder of the mess this construction project was in. Working drawings were finally completed for the remainder of the project and advertised bids were received in August 1977. Just before the bid opening, a cost consultant which had been employed by the CDB to review the cost estimate for the building, reported that the building was approximately \$900,000 over the construction budget.

After bids were received, the bids totaled \$2,354,035 more than available funds, and this amount excluded \$952,612 in alternates (Goins, 1986). The cost overrun exceeded 25% of the total funds available. Several meetings were held to determine a course of action. Options considered included the following: abandon the project entirely; redesign it reducing the scope; reject all bids and rebid the project; and seek additional funds.

In November 1977, the CDB deleted by addendum many significant items and rebid the project. In deleting the items, the auditorium, studio theater and certain other areas were unusable. Further, the CDB took this action without consulting with the university. On the basis of the bids received, it was determined that an additional \$1,866,000 would be needed to make this building minimally functional. The university and CDB sought and obtained this additional funding, largely through the efforts of Senator John Davidson.

After funding was received, the project proceeded. Of the total \$1,866,000, approximately \$958,000 was needed in addition to previous appropriations to award the construction base bid. This left \$908,000 for a project contingency and to implement construction change orders to include some of the essential project elements that had been eliminated from the project as a part of the addendum when CDB rebid the project.

Construction of the "V" wing portion of the building was substantially completed and occupied in October of 1980. The auditorium portion of the building was completed and the premier performance, "Mark Twain Tonight" was held February 20, 1981.

Although the auditorium was substantially completed, the limited amount of rigging, lighting, and other support facilities did not allow its optimum utilization. In fiscal year 1981, donated funds were used to install a backstage freight elevator and a fore-stage lift in front of the proscenium opening. In addition, appropriated capital funds were received in FY86 for the purchase and installation of additional lighting, electrical circuits, dimmers, rigging, and associated theatrical equipment. These additional improvements have given the auditorium the improved capability to present the complex variety of performances now offered.





Public Affairs Center "V" wing under construction and Brookens Library  
in final stage of construction - June 1975.



### G. Roadways and Parking Lots

At the time the campus land was purchased, Shepherd Road was an oil and chip covered dirt road which connected to the north to a slightly better blacktop West Lake Drive, and to the south to Toronto Road which was a good two lane paved road. In July 1970, SSU entered into a cooperative agreement with Lincoln Land Community College, the State of Illinois Division of Highways, the Sangamon County Highway Department, and Woodside Township to upgrade Shepherd Road by installing a 6" crushed stone base and an A-2 oil and chip surface. This cooperative effort in converting a dirt township road into an oil and chip surfaced roadway with a stone base was the first and only roadway improvement made before the initial interim buildings were ready for the first classes in the fall 1970.

In summer 1970 it was recognized that if a large permanent parking lot and ring road were immediately planned and constructed, it would not be completed in time for the fall 1970 beginning of classes. Because of this, a decision was made to construct a "temporary" parking lot. This lot was called Lot "B" (now called Lot "A"). The lot was constructed simply by removing the topsoil and placing 6" of crushed stone over the area, applying an A-2 (oil and chip) asphalt surface, and installing perimeter lighting. Access to this temporary lot was from Shepherd Road on the west. In May 1973, a 2" asphalt overlay was installed on the "temporary" parking lot thus causing it to become more "permanent."

It was the policy of the Illinois Board of Higher Education that all public universities should charge a parking fee to students, faculty, and staff for the maintenance and future development of parking facilities. Although SSU was allowed to pay for limited parking facilities from state funds, a parking fee was levied and a parking lot entrance gate with a wooden arm was installed. A "key card" was sold which would allow entrance into the parking facility. This gate and arm were not very successful. Often, when a car hesitated too long at the gate, the wooden arm would come down on the hood or on top of a car. In addition, some students learned that if they "tailgated" the car in front of them and drove quickly through the gate when the car in front of them passed through, they could make it without having to purchase the key card. After the gate was broken several times and after numerous complaints, the entrance gate was removed and a "sticker" system was started.

During summer 1970, plans to construct Lot "A" were prepared, a large 880 car parking lot now called Lot "B," and to construct a portion of the 24-foot wide two lane Perimeter Road east of the existing Shepherd Road. This was the first phase of the proposed circular roadway that would eventually surround the campus and provide vehicular access to the various parking facilities subsequently constructed.

Construction began on the Perimeter Road and parking lot in June 1971. In January 1972, these facilities, including roadway and parking lot lighting, were substantially completed. The project also included a new east entrance to the temporary parking lot (now Lot "A") from the ring road. In November 1972, the Board of Regents approved a petition to the City of Springfield to vacate the portion of Shepherd Road between the north and south intersections of the new road and Shepherd



Road. This petition was approved by the City of Springfield subject to an easement being granted for public access over the road. Over the years, the Perimeter Road has also been referred to as the "Ring Road."

In connection with the Brookens Library site development, the stone base of existing Shepherd Road was removed in the area adjacent to the library building and the level of the earth around the building was raised using borrow obtained by constructing the university pond. This earth fill was placed over that portion of Shepherd Road and subsequently landscaped.

Crushed stone service drives had been provided on the north and south sides of the interim buildings at the time of construction. In May 1976, these service drives were paved with a 2" asphalt overlay. In June 1976, a temporary service and construction access road was installed north of the Brookens Library and around the Public Affairs Center construction site. This access road was later completely removed. During summer 1977, the Brookens service drive was constructed extending from Parking Lot "A" westwardly into the receiving area of Brookens Library and to the handicap/short term parking area.

In summer 1978, plans and specifications were prepared to extend the ring road to the west, construct a principle entrance drive, two new parking lots "C" and "D," and two service drives to the auditorium and food service loading docks. Because the PAC building project was still under construction, it was decided to delay construction of the service drives until the building was nearly completed. The construction of the ring road extension and parking lots began in October 1978 and was substantially completed in November 1980. The two service drives were completed in October 1981.

The master plan architect had originally planned Lot "C" and Lot "D" to be large lots identical to the first permanent lot constructed (now called Lot "B"). However, because of campus concerns about the long walking distance from parking areas to buildings, a decision was made to construct only the closer portions of two parking lots rather than one large lot. In addition, building two smaller lots rather than one large lot seemed to better balance the parking supply to both the Brookens Library and to the Public Affairs Center.

In November 1980, the principle entrance drive and "teardrop" were completed. Roadways and parking for the three housing projects were constructed in connection with those projects. East court housing lot was constructed in the summer of 1980, the service drive extending west from Parking Lot "A" and into the area between buildings 120, 140, and 160 was constructed during the summer of 1990, and the parking area and associated roadways located adjacent to buildings 220, 240, 260, 280, and the commons building were constructed during the summer of 1992.

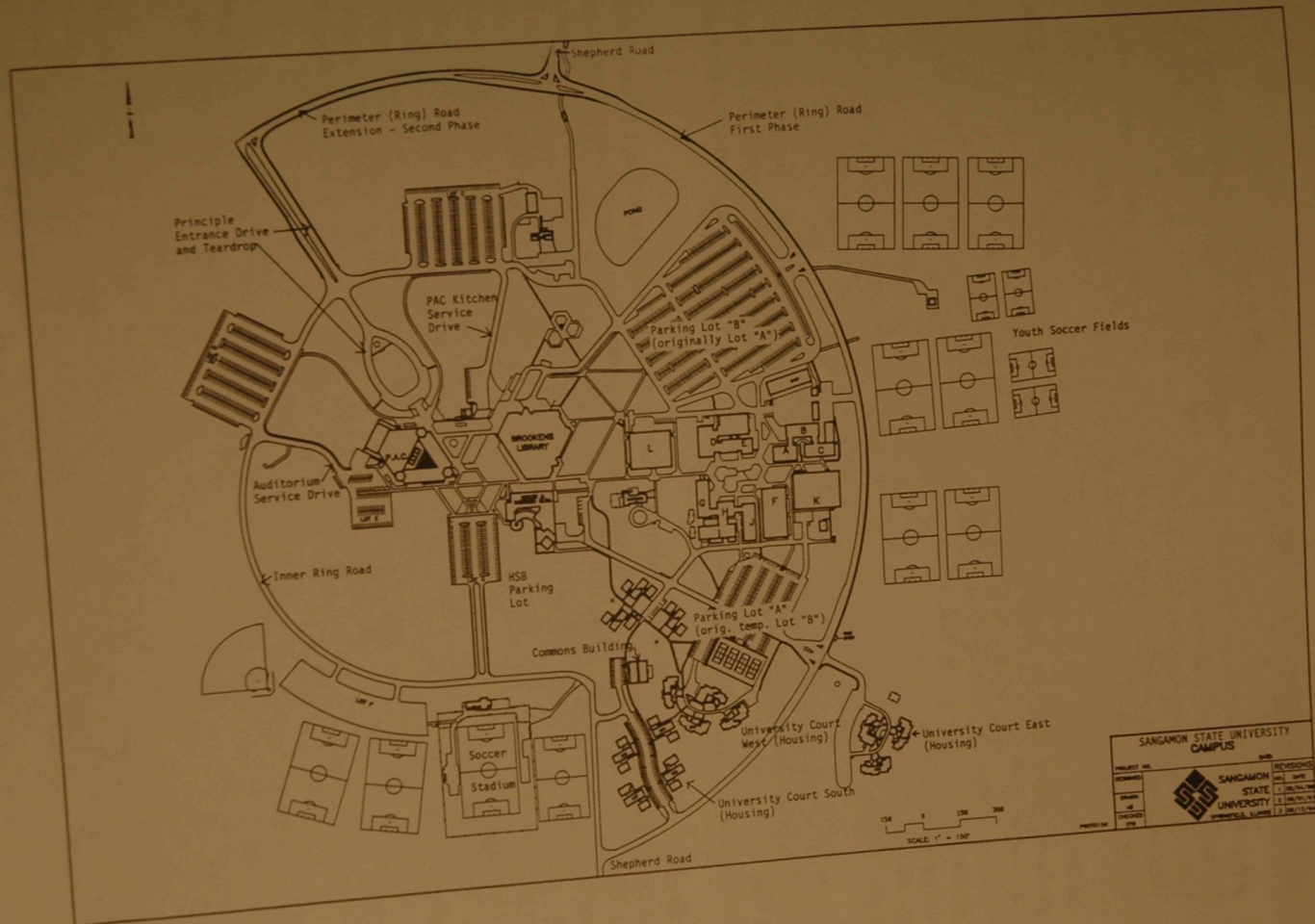
In summer 1988, a decision was made to construct the inner ring road from Parking Lot "D" to Shepherd Road on the south. This improvement would allow better vehicular circulation around the campus and would improve traffic congestion after auditorium events by improving egress to the south. This improvement was financed from operating revenues. As a change order to the inner ring road project, earth fill was added south of the road to establish a base for future parking areas west of the



soccer stadium. Subsequently in summer 1989, the Physical Plant grounds crew constructed Parking Lot "F." During winter 1992-1993, the A-2 surface on the inner ring road was completely rutted and full of potholes. During fall 1993, a 2" asphalt overlay was installed.

When the decision was made to locate the Health Sciences Building on the south side of the central plaza, it became necessary to construct a small parking lot on the south. The university was fortunate to receive a site improvements state appropriation that was sufficient to permit the construction of the 140 car parking lot (Lot "G") and entrance roadway. After all the campus complaints about the long walk from parking to campus buildings, the university administration decided to locate this lot very close to the central campus area. The service drive and the service and handicap parking on the east side of the building were constructed at the same time. These improvements were substantially completed by January 1992.







## H. Student Housing

After the first few years of the university's operation, it was clear that students who moved to Springfield to attend SSU were experiencing a great deal of difficulty in locating adequate housing. The pressure was particularly felt by black students who moved from Chicago and East St. Louis. They were met with overt discrimination when they attempted to rent housing outside the east side of Springfield. Housing was also generally inadequate and overpriced for student budgets.

At the October 18, 1972, meeting, President Spencer advised the Board of Regents of the severe problems encountered by SSU students in their efforts to obtain housing at a reasonable cost. At the November 1972 BOR meeting, President Spencer requested a policy change to allow the university to provide student oriented, moderately priced housing if such housing could not be provided from private sources. During that Board meeting, the Educational Missions of Sangamon State University were presented, and it was pointed out that housing provided by the university was necessary in order to offer SSU's educational objectives to students outside of the central Illinois commuting area. A study was proposed to determine the best approach for SSU to help meet this severe housing need.

By 1973, the housing crunch was being felt by the majority of students moving to Springfield to attend SSU. These problems were dramatically brought to the attention of the university administration and to the Board of Regents by organized groups of concerned students who referred to themselves as Students Living Under Major Stress, "S.L.U.M.S."

In an effort to meet the immediate needs of non-commuting students, the concept of leased housing was developed. In March 1974 the Board of Regents approved a proposal to lease two privately-owned apartment buildings. The buildings included 11 one-bedroom and two-bedroom apartments located at 1004 South College Avenue and 16 two-bedroom units located at 100-104 Outer Park Drive with a total occupant capacity of 77 persons. The funding for this proposal included revenue derived from subletting the apartments to students and a \$25,000 financial reserve created by the university from farm income. In addition, a Cooperative Housing Association was established to manage the units. Some students moved in during summer 1974. Full possession of the apartment buildings by the university was taken in fall 1974. Subsequently, all were occupied. In May 1975 the university renewed its lease on the Outer Park Drive housing. In December 1975 the lease for the apartment building on South College Avenue was terminated. After that only the 16 apartments on Outer Park Drive were offered to students.

This initial leased housing concept had both successes and problems. The lack of efficient management by the Cooperative was a problem. Eventually, management of the housing was assumed by the Division of Student Services.

In February 1977 a contract was executed with Ira S. Fink, Student Housing Consultant, Berkeley, California, for the preparation of a comprehensive feasibility analysis of the demand for student housing at SSU. His report published in April 1977 suggested that the university build housing on campus and that every effort be made to finance the housing under the federal college housing loan program. The





Housing co-op leader in front of leased housing located at  
First Street and Outer Park Drive.



Leased housing in Garden Court area.



consultant further recommended that the university construct apartment-type housing rather than dormitories. SSU students are generally older students who would not like dormitories. In July 1977, the university executed another one-year lease for student housing apartments in the Garden Court area. Twenty-five apartments were rented near 702 South 25th Street. Although the university was able to rent these apartments at a reasonable price, there was concern about the relative safety of the neighborhood. The lease was kept for one year and was not renewed.

Leased student housing was again used in 1979. In June 1979, the university leased 12 two-bedroom units located at the Lake Victoria apartment complex. These were the last apartments rented by the university prior to the completion of housing construction in 1980.

The newsletter for the National Association of College and University Business Officers (NACUBO) gave notification during spring 1977, of the Federal Department of Housing and Urban Development's intent to open up the College Housing Loan Program. This program had not been open and available to finance the construction of student housing for several years. The university decided to submit an application. The feasibility study by Ira Fink was very helpful. Other material and forms were gathered to make the application easier. Then in June 1977, a Federal Register declared the program open and established two submittal deadlines. The university quickly prepared an application and hand-carried the application to the Chicago Regional Office on June 29, 1977, meeting the first deadline for submittal. Submitting that application on the first day for submission was the primary reason the university received notification that a loan reservation of \$2,065,000 was approved for SSU. SSU's application was the only application in the region to be approved for the construction of new housing. All other approved applications were for the remodeling of existing housing for energy conservation purposes. This was a major achievement for the university.

Following the fund reservation, it took the university several months to submit Part Two of the application which had a number of special requirements. In September 1977, the Board of Regents authorized the university to submit a resolution to the State General Assembly declaring the construction of a student housing project at SSU to be in the public interest. This was only one of many Part Two application requirements.

The university had applied for the construction of 80 student apartments. The architectural firm of Graham, O'Shea and Wisnosky of Springfield were selected to design the project. After final plans and cost estimates were prepared, the housing budget allowed for only 70 apartments to be constructed.

In order to help finance the housing project, a fund drive was undertaken and approximately \$225,000 was raised from local donors. These funds together with the federal loan and approximately \$72,000 from the parking fund comprised the total amount needed for construction.

This initial housing project had been intended for the northeast side of the campus, just north of the Perry McClelland House. In fact, when the second phase of the Perimeter Road was constructed, the pedestrian/bicycle tunnel was built primarily because of that intention. However, shortly after President Alex Lacy was employed, he objected to the location of the proposed housing project and relocated



it to its present site to the southeast with four buildings inside the Perimeter Road and three buildings outside the Perimeter Road. The housing project was completed and units were occupied between August 1, and September 1, 1980.

During the mid-1980s, a strong need was expressed for the construction of additional student housing. However, the university did not at that time believe the housing could be built and financed for a rental students could afford. Higher interest rates on mortgages were of particular concern. In 1989 interest rates were substantially less. A set of basic performance specifications was prepared and the university decided to request proposals from private developers. At the time the specifications were issued, it was thought that the developer would also finance the buildings. As it turned out, the university financed the project by borrowing funds under its tax exempt status. Proposals were received and discussed with each developer. Subsequently, this second phase of student housing was constructed by Monte Siegrist of Taylorville, Illinois. The 24 units constructed were four-bedroom apartments and seemed to be quite popular with students.

Almost two years later (October 1991), the university again requested proposals for the construction of additional housing. In addition, the construction of a housing commons building was proposed. Low bid proposals were received from Briarwood Development of Carmel, Indiana, for the 32 units and for the commons building. This third phase of housing was completed August 15, 1992, and the commons building was substantially completed in November 1992.





First student housing units under construction – Summer 1980.



Second phase of student housing.  
Panelized housing units being erected – April 1990.



## I. Recreational and Athletic Facilities

Financing the construction of recreational facilities at Sangamon State University always has been difficult because the availability of funds for these facilities is limited. It is the general practice at state universities that recreational and athletic facilities be financed by selling revenue bonds which are retired by student fees. Other less expensive facilities are sometimes financed directly from student fee income.

The great resource SSU has always had is its expansive campus property. Softball diamonds, soccer fields, and other outdoor recreational facilities have been easy to establish. Finding funds for more costly improvements has been more difficult. Because SSU has always had a relatively small enrollment, the amount of income generated from fees is low. Student demand for recreational facilities is also somewhat different from those of a more traditional university. A great many SSU students are older, often married, off campus dwellers, and nonparticipants in student organized recreational activities. Other students are more traditional, younger, and single. Approximately 450 students live on campus. This group does participate and does have a desire for on-campus recreational facilities.

A survey of student recreational interests was conducted early in the university's existence (approximately fall 1973). This survey showed a strong need for tennis courts (at that time one of the fastest growing sports in the nation) and basketball courts. Racquetball and other facility interests were also expressed. The average development cost of a single tennis court at that time was \$12,000, which seemed like an overwhelming amount of money, especially because four to six courts were needed. Parking Lot "A" had just recently received a 2" asphalt overlay, and the south part of the lot was little used, particularly since the new permanent lot "B" was completed. It was decided that inexpensive tennis courts could be constructed by putting a fence around a portion of the lot, painting tennis court lines, and installing net posts. After looking into it more thoroughly, a bid specification was developed to install the fence, apply a surface leveling material, install net posts, then apply a green acrylic tennis court finish, and paint the tennis court lines. Bids came in May 1974 to build four courts for \$12,322. What a bargain! The funding source to construct the four courts was farm income the university received from leasing its campus property. In subsequent years, the university was admonished by auditors that farm income could no longer be used for recreational facilities.

The four very nice tennis courts were very well received by the university community. Immediately after construction of the tennis courts, an outdoor basketball court was constructed just west of the four tennis courts. This facility was also relatively popular; however, it was removed in 1980 to provide parking for university housing (west court). The tennis courts were resurfaced and improved in summer 1986.

The next major facility constructed was the Kiwanis soccer field. At its meeting on March 17, 1977, the Board of Regents approved the university's request to initiate the construction of a soccer stadium. The local Kiwanis club pledged the cost of bleachers to accommodate 2,500 spectators (about \$40,000). Initially, it was thought that the stadium should be located on the field east of the interim





Tennis court construction –  
Summer 1974.



Installation of soccer stadium  
lighting – Summer 1981.



Gymnasium addition construction –  
Spring 1985.



buildings. However, after consultation with the master plan architect, it was decided to locate the facility on the south side of the campus. The physical plant grounds maintenance staff performed most of the construction activities such as under-field drainage, a water sprinkling system, and the grading of the field to establish a "crown." Two earth moving paddle scrapers and operators were lent by a local developer for a few days to help establish drainage and grading. After the field was graded, the university purchased sod from a local supplier and volunteers, including the soccer team and supporters, installed about 8,000 square yards. A local businessman and owner of AMCO Fence Company donated and installed a perimeter fence around the stadium. The field was ready for play in fall 1977. In 1981, lighting was bid and installed on the stadium. Funds for the field lighting were received through the Sangamon State University Foundation. The stadium lighting has allowed many soccer games to be held at night and has attracted larger crowds.

Soccer became a very popular sport and a large number of Springfield youth participated in the YMCA youth soccer games on the university campus. Portable toilets and trailers were used as restrooms and for concessions. During the summer 1981, a recreational field building which included restrooms, a concession area, a first aid room, and storage space was constructed. The building was financed by the Sangamon State University Foundation. The YMCA paid the Foundation for the use of the building over a ten-year period; at the end of the ten-year period, the building became the property of the university.

In a number of Capital Budget requests, the university asked the state to appropriate funds for the construction of indoor recreational space. A "University Community Life Center" was proposed. A wellness center was to be included and some academic activity was to occur in the building. The proposal for such a building did not get a favorable response.

In spring 1984, the Office of Physical Planning and Operations put together a proposal to finance and construct a gymnasium addition to Building "D." The proposal was for a very modest addition, including an 8,000 square foot gym, a small storage room, and a lobby/corridor to connect to existing Buildings "D" and "E." To keep the project inexpensive, no shower and locker facilities were included. Gym users would have to use existing showers in Building "D."

A fee of \$18 per semester per full-time student, faculty, and staff was proposed to amortize revenue bonds and to pay operating expenses. This was considered a very substantial fee increase and was the subject of many, heated discussions. During March 1984, eight campus informational meetings were held to present and discuss the proposal. An advisory referendum was then voted on by those to be assessed the fee. The referendum passed, and the proposal was taken to the Board of Regents. At its meeting on June 21, 1984, the Board of Regents authorized the university to initiate the project. Over the summer, arrangements were made to issue bonds and preliminary and final construction plans were prepared. Bids were received on September 24, 1984, and construction began in November 1984. Project completion occurred in October 1985.

The next major athletic and recreation related facility that was constructed was the Shower/Locker/Concession Building located on the north side of the soccer stadium. Since the



construction of the stadium, spectators have had to rely on portable toilets, and concessions have been sold out of a dilapidated mobile home unit. At the time the gymnasium bond revenue funding was arranged, a provision was included to allow any excess accumulation of funds to be used for the development of other recreational/athletic or related facilities. Because enrollment increases occurred since the establishment of the facilities fee, funds accumulated over and above those required to meet gymnasium bonding and operating budget requirements. These funds were left to accumulate until they were sufficient to fund the shower/locker/concession building (approximately \$260,000). Construction began April 15, 1994, and the facility was substantially completed August 31, 1994. It is planned that the building also will be used to serve future tennis courts to be located just east of the soccer stadium.



## I. Special Facilities

### 1. President's Residence

In July 1970, craftsmen for the university physical plant painted and performed minor remodeling of a house the university purchased from Billie and Naomi Cox which became the home of Robert C. Spencer, the first university president. The home was situated right on campus, halfway between the interim campus buildings and the Brookens Library construction project.

In 1972, an examination was made of the Shepherd House, located on south Shepherd Road, and the McClelland House located on West Lake Drive to determine the feasibility of converting one of the two structures into a suitable president's house. After careful study, it was determined that the Shepherd House would be difficult to remodel and the McClelland House was too badly damaged from termites to rehabilitate. A decision was subsequently made to raze the McClelland House and construct a new house on the site.

The land upon which the new residence is constructed is 9.3 acres of a 111.4 acre tract originally purchased from Charles Wesley McClelland in March 1969. The Spencers selected the architectural plans for the house from a magazine. Ferry and Henderson, Architects, Springfield, Illinois, then modified those plans.

The president's residence is a two-story house with a basement. The house is of frame construction with wooden beveled exterior siding. The total net assignable square feet for the house is 4,882 and 5,594 gross square feet. The upper level has four bedrooms and three baths. The main level has a foyer, a living/entertaining room, a kitchen, two and one-half bathrooms, a laundry room, a study, and a guest suite. A basement is located under most of the house. The three-car garage is located adjacent to the residence.

The main level bathroom was remodeled for accessibility to the disabled during October-November 1982. The basement was partially finished during November 1986. Several Springfield decorators worked together to redecorate the interior of the president's residence and presented the house in the Springfield Art Association's "Decorator Showcase" September 14-16, 1984, as a part of its annual membership drive.

Presidents to occupy the house have been as follows: Edith and Robert C. Spencer, April 1973 - July 1978, Mary Lois and Alex Lacy, September 1978 - June 1984, Nina and Durward Long, July 1984 - July 1991, and the current president, Naomi Lynn and her husband Robert - July 1991 - present.

### 2. Astronomy Facilities

In July 1976, the Board of Regents approved a project to construct an astronomy observation deck on the roof of the Brookens Library. After considering light shielding and security, the roof location was selected after an investigation of alternative sites. Constructed were a wooden deck and three



telescope positions, two exposed on the deck and one in a 10' diameter dome. In order to construct the observation deck, holes were cut in the new library roof to pour foundations for the deck and the telescope pedestals. The roof was then patched back in. Construction started August 1976 and the facility was completed and operational August 1977. The City of Springfield donated the observatory dome to SSU. The dome had been located on property the City purchased for Lake Springfield II (Hunter Lake). The Physical Plant carpenters disassembled the dome, and with the help of the grounds crew, moved it to the Brookens Library roof. This facility and the energetic leadership of SSU's professor of astronomy, Charlie Schweighauser, has resulted in many hours of enjoyment and education by thousands of students and local area citizens.

A second astronomical observatory, the Henry R. Barber Observatory, was constructed as a research facility in Cartwright Township upon land Doris and Robert Hamel donated in October 1989. Construction of this facility began a few months after the second stage of student housing was finished in fall 1990. Monte Siegrist, the contractor who had built the student housing project, volunteered to construct the building provided that the university foundation pay for materials. The project cost the university foundation approximately \$36,000 for a building that was worth (including labor) approximately \$80,000. These costs do not include the observatory dome which was donated separately or the telescope which had been purchased earlier from both university and donated funds. Construction was completed, the telescope was installed, and the first photographs were taken through the telescope in August of 1991.

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separately or the telescope which had been purchased earlier from both university and donated funds. Construction was completed, the telescope was installed, and the first photographs were taken through the telescope in August of 1991.

### 3. WSSR/WSSU

In April 1973, the university requested approval from the Board of Regents to allow space to be constructed in Building "L" for public radio broadcast facilities. According to the President's Report, April 1973, "consistent with the role of the university in public affairs, the first priority of the Broadcast Services area of Sangamon State University will be to seek out and to communicate material of special interest and importance in the area of public affairs." The university proposed that space for this radio broadcast facility be housed in Building "L" and that eventually it would be relocated to the Public Affairs Center. At the time it was also proposed that television broadcast facilities be requested at a future time and housed adjacent to the radio facilities. Construction of Building "L" began May 1973. When the building was bid, an alternate bid was taken and subsequently accepted to construct the building with a larger than initially required loft space (or floor to roof height), so that sometime in the future television studios with a 12' ceiling height could be constructed in the building.

Where to put the broadcast antenna was also a major concern. Several on campus locations were reviewed; however, it was decided that a 520-foot high tower would impinge upon the aesthetics of the surrounding community and therefore the site in Mechanicsburg was selected. Other similar towers were located in Mechanicsburg and so the erection of another would have no substantial impact on surrounding property. In June 1973, land was purchased and final plans were made for construction of the transmitter tower and adjacent building. Initial planning targeted the station to begin broadcasting October 15, 1974; however, because of late delivery of equipment and construction delays, WSSR signed on the air January 3, 1976. The strong personal initiative of the initial Director of Broadcast Services, Dale Ouzts, his station engineer, Jim Newbanks, and others enabled the radio station to get started, to establish good community support, and to continue its operation in a highly professional fashion.

During summer 1987 an addition was constructed to the transmitter building. This addition houses a new transmitter and an improved air conditioning system for the entire transmitter building. The old transmitter remains in place and acts as a backup in case of equipment failure.

At the time the university applied for its call letters, WSSU was already taken by a radio station in Wisconsin. So WSSR was selected. Then in 1989, the Wisconsin radio station changed its call letters and "WSSU" became available. WSSR became WSSU January 29, 1989.

In 1992 a grant was received to construct a repeater station to extend WSSU's public radio signal coverage west from Jacksonville, Illinois, to include approximately 80 square miles in west central Illinois. This facility was completed and signed on the air January 4, 1993.

### 4. Exterior Monumental Sculpture



Three major pieces of exterior sculpture contribute to the campus landscape. Different from a tree or buildings, the three large pieces add a great deal of personality to the campus and help make the environment visually exciting. The first sculpture, which was installed in spring 1976, is the Spaulding Memorial Fountain located on the south side of Brookens Library. The work is a stylized adaptation of the precipitator which Charles Herbert Spaulding incorporated in his portable water purification unit. The sculpture is approximately eight feet in diameter and four feet high and made of polished stainless steel. The sculpture was designed by Scopia, Inc. of Chesterfield, Missouri, and was donated by Mr. Spaulding's wife, Kathleen, and his children.

The second sculpture, installed August 1991, is entitled "Windows Edge," and is located on the southeast side of the Public Affairs Center in the central plaza. The work is of welded steel and is approximately 20 feet tall. The work was designed and constructed by SSU visual arts professor Robert Dixon. The George C. Hoffmann family donated it. Hoffmann was a local Springfield attorney instrumental in the creation of Sangamon State University.

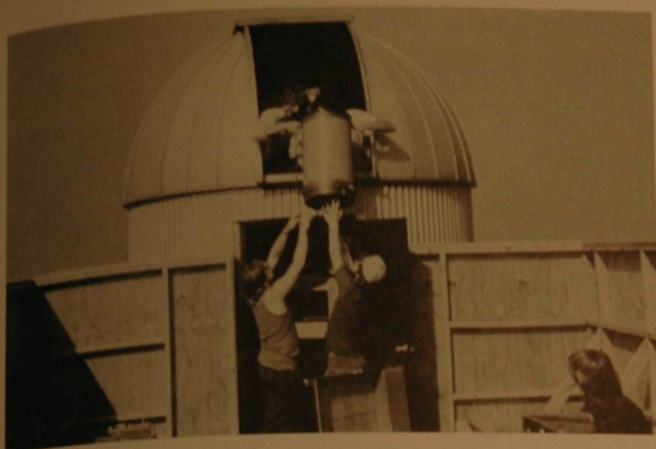
The third sculpture, installed September 1993, is entitled "Impermanent Column" and is located on the north side of the campus adjacent to the principle entrance drive. The work is made of precast concrete, is approximately 23 feet tall, and weights 40 tons. The work was commissioned by the Illinois Capital Development Board under the Art in Architecture (% for the arts) program as part of the Health and Sciences Building. The artist who designed and constructed the piece is Thomas Skomski, Chicago.

#### 5. Fred J. Patton Park

Mr. and Mrs. Fred J. Patton took a keen interest in the establishment of Sangamon State University and its ongoing development. During the initial development of the interim buildings and the Brookens Library, the Pattons would regularly visit the campus in order to monitor progress of the physical development of the campus. Patton formed the Illinois Meter Company in 1947 to repair water meters and sell municipal water distribution system components, chemicals, and other products. Patton sold his company and retired in 1986. The Pattons established an endowment for scholarships, but they also wished to build something to beautify the campus. During 1977 through 1979 President Alex Lacy assigned university architect McKinley Nance the responsibility of working with the Pattons to determine an appropriate plan for a memorial plaza. The original plan was to build the park after the Pattons passed away. Mr. Patton died in February of 1989. Shortly after that Mrs. Patton decided that she would like the park constructed before her death. During its construction, Mrs. Patton regularly visited the construction site to make sure work was progressing.

The Fred J. Patton Park consists of three hexagon-shaped plazas formed in reinforced white cement, with landscaping, flowers, lighting, and park benches. The park adds beauty to the campus and provides a handsome setting for outdoor art displays, special events, social gatherings, and informal lounging. The memorial stone is in memory of Mr. Patton, denoting a substantial monetary gift for endowed scholarships (Fred J. Patton Park, 1990). The park was constructed during summer 1990 and dedicated October 25, 1990. Mrs. Patton still enjoys visiting the park.





Installation of telescope in Brookens  
Observatory – Summer 1977.

Fred J. Patton Park – Fall 1990.



Installation of "Impermanent  
Column" – Fall 1993.



## K. Health and Sciences Building

In order to meet the academic program needs for junior and senior level science classes, science laboratories were needed from the university's earliest beginning. Phase "A" of the interim buildings had two rooms with science laboratory benches. These initial facilities, however, were so elementary they were unusable. In 1970 after two science faculty were employed, a plan was developed to include interim or "temporary" science laboratories in the second phase of metal buildings which would meet academic program needs until a permanent building was funded and constructed. Building "K" was planned and constructed. The building was occupied January 1972, but the laboratories were not fully completed until May 1972. At the time this building was being constructed, the university also requested a new Laboratory-Office Building in its capital budget.

The FY72 Capital Budget yielded an appropriation of \$606,900 for preliminary planning studies for three new buildings: a Central Plant Building, a Public Affairs Center, and a Laboratory-Office Building. The Chicago architectural firm of Metz, Train, Olsen, and Youngren were selected to prepare schematic plans for the Laboratory-Office Building. In July 1972 planning funds were released and schematic design proceeded. Concurrently, the university requested the balance of the planning funds. Construction funds also were requested in subsequent capital budgets. However, the university was only successful in getting the Public Affairs Center funded. Construction of the Laboratory-Office Building was not funded primarily due to slower than projected enrollment growth.

The science faculty were not satisfied with the quality and functionality of Building "K." Although it had been remodeled and improved in 1976 and again in 1981, it still had numerous deficiencies that made it less than an adequate science educational facility.

Over the next several years, the university repeatedly sought funds for this building in its annual capital budget request. In addition, in order to have a greater chance of getting the building funded, the scope of the building was reduced to meet "minimal" space requirements, and different building configurations were considered. At one time the building was requested as an addition to the Brookens Library with the science faculty offices and the classrooms in Brookens. Fortunately, this building concept was not approved.

In its FY87 capital request, the university asked that a Health Sciences Building be funded. That year the Board of Higher Education recommended the approval of planning funds for the building in the amount of \$466,700. Because of a national concern that American students were not scoring well in science, State of Illinois officials and IBHE decided to place science facilities high on the statewide capital priority listing. This decision gained approval for the appropriation of planning funds. Planning funds were appropriated in FY87 Capital Budget and were released in April 1988. The architectural firm of Perkins and Will, Chicago, was selected to design the building. Funds for construction of the building were requested and appropriated in FY90. After funding of the building was approved, its name was changed to Health and Sciences Building.

Location of the Health and Sciences Building was also very much in question. Two sites were



considered. One site was located on the north side of the central plaza and one on the south. The advantage of the north site was that no additional parking would be needed. The advantage of the south site was to "enclose" the central plaza and provide a more favorable spatial relationship. This site, however, was somewhat risky because if funds for the site development and parking were not approved, access to the building would be less than desirable. In addition, the south site had another complication. If the building were placed squarely between the Brookens and the PAC, the best spatial enclosure would be realized; however, it was subsequently decided that by keeping the building to the east of center, two advantages would be realized: 1) the smaller Health and Sciences Building would help bridge the gap between the small-scale metal buildings and the large-scale Brookens and PAC and 2) there would then be room for a fourth permanent building to be located on the south side of the plaza.

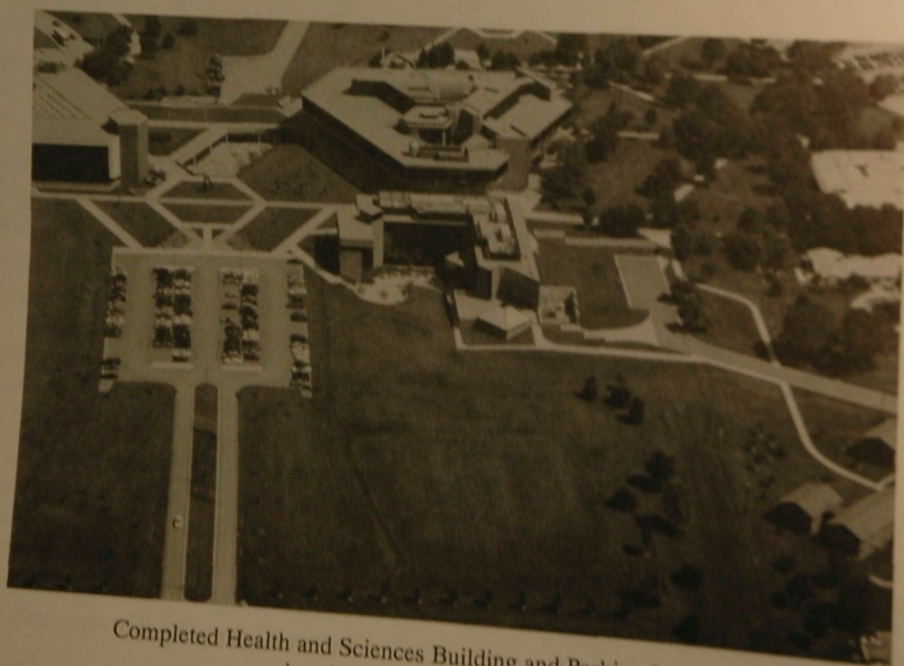
The building was designed substantially as programmed. In order to successfully secure funding for the building, the scope of the building had been cut back to minimal size. Funding for the building was approved, but more space should have been included in its design. One space that was included during the latter phase of design was the art gallery. This space was never programmed. The building was originally designed with a two-story student lounge. After the university reviewed the plans, Carl Long, Vice President for Business and Administrative Services, directed the architect to make the lounge a one-story space and to create space for an art gallery above it. The site improvement portion of the project provided the outdoor plaza area and adjacent parking.

Construction of the Health and Sciences Building was relatively smooth. Construction bids were within budget, and no major complications arose during design. However, the ventilating contractor, Thomas Heating and Cooling, Jacksonville, went bankrupt during construction. The insurance company providing the performance bond quickly employed another firm to finish the work with little construction delay. The building was substantially completed and occupied in January 1992. Many problems were discovered when the building was first occupied, including water leaks and HVAC deficiencies; however, most of the problems have been corrected and the building is functioning well.





Health and Sciences Building under construction – Fall 1990.



Completed Health and Sciences Building and Parking Lot "G" –  
view from south – Summer 1993.



### L. The Campus Today and the Next 25 Years

The existing campus comprises three large permanent buildings, nine smaller metal buildings, sixteen housing buildings, four buildings purchased with the land that have been converted to university uses, and several incidental buildings. A complete list of university-owned buildings, their gross and net assignable square feet, and year of completion is on page 53. Campus buildings have been well maintained and continuously remodeled to meet the evolving needs of dynamic academic programs. Thousands of students have been able to improve their lives because of the education they have received in these high-quality facilities. Special facilities, including the 2000-seat performing arts auditorium and the many youth soccer fields, provide the citizens of central Illinois exceptional resources for the enrichment of their lives.

Over the past 25 years, the university has developed into an exciting and important institution with a functional and aesthetically pleasing campus. In spite of its age, the campus is young, dynamic, and poised for future growth. A great many more years of growth and development lie ahead. Recently enacted legislation to merge Sangamon State University with the University of Illinois will cause educational leaders to embark upon an intensive strategic planning effort to redefine the university's primary academic missions and to identify specific areas for growth and development. The university expects to grow. However, a decision to establish a four-year undergraduate program will result in especially rapid enrollment growth.

At the present time, spring 1995, several physical development projects are being planned. The Eleventh Street extension project, scheduled for completion October 1997, will vastly improve traffic access to the campus and to the southeast sector of Springfield. This new roadway will extend south from Stevenson Drive, over Interstate 55 near the Hazel Dell bridge, through the industrial park, across the railroad and into the campus. It will then turn south and connect to a realigned Toronto Road. This improvement will provide a more attractive campus entrance and make the university and foundation property along the west side of campus much more accessible and suitable for development. Already planned for the west side of the campus adjacent to this roadway are community-use soccer fields and softball diamonds.

In the fiscal year 1997 Capital Budget, funds are being requested to construct a classroom/office building. The approval of these funds and occupancy of this building will allow all of the university's academic programs to be in permanent buildings, will provide space for enrollment growth and result in the interim buildings being converted into support facilities. In addition to new construction, remodeling reconstruction and renewal will be required to meet changing program needs, to meet new initiatives, and to keep pace with the deterioration of facilities.

One state agency and one not-for-profit organization have recently indicated interest in constructing new buildings on campus property. In addition, development of a golf course is periodically discussed. All of these facilities, if properly planned and executed, will further contribute to the development of the campus environment.



As these and other improvements are incrementally completed, the last segment of the Perimeter Road to fully complete the circle needs to be built along with the planting of multiple rows of red maple trees. This most formal element in the campus design would add greatly to the physical setting of the campus and would, as mentioned on page 9 of this report, "... serve to define the academic heart of the campus without restricting it, provide a magnificent approach to all parts of the campus inside and outside the ring, and mark in a distinctive way this particular campus on this particular site."

The university has great resources in its land and in its buildings. It has become, and will become even more, an important university in the capital city of Springfield, Illinois. The next 25 years promise additional enrollment growth and campus physical development. The future of the university is bright.

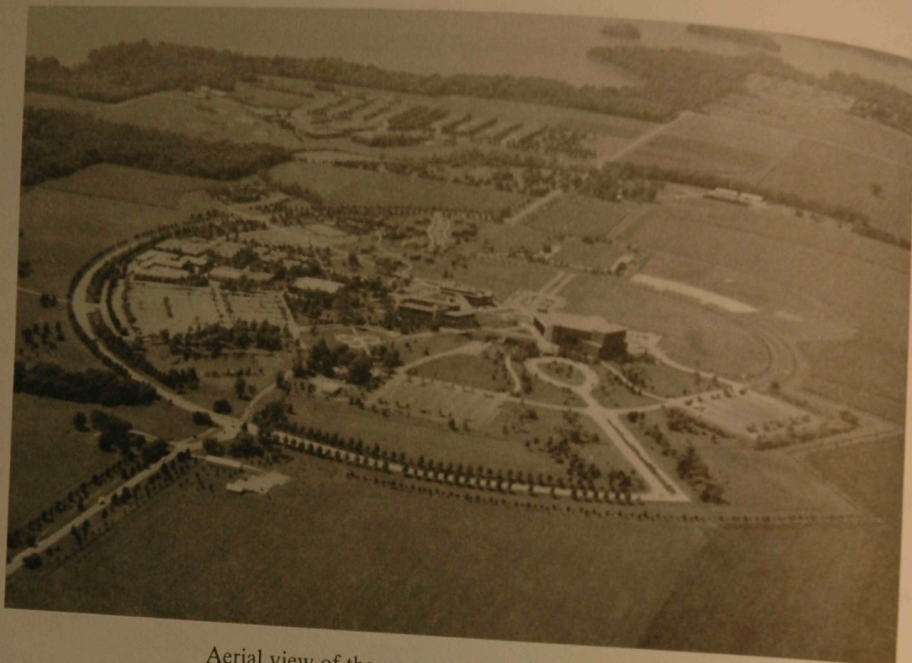


# UNIVERSITY OWNED BUILDINGS

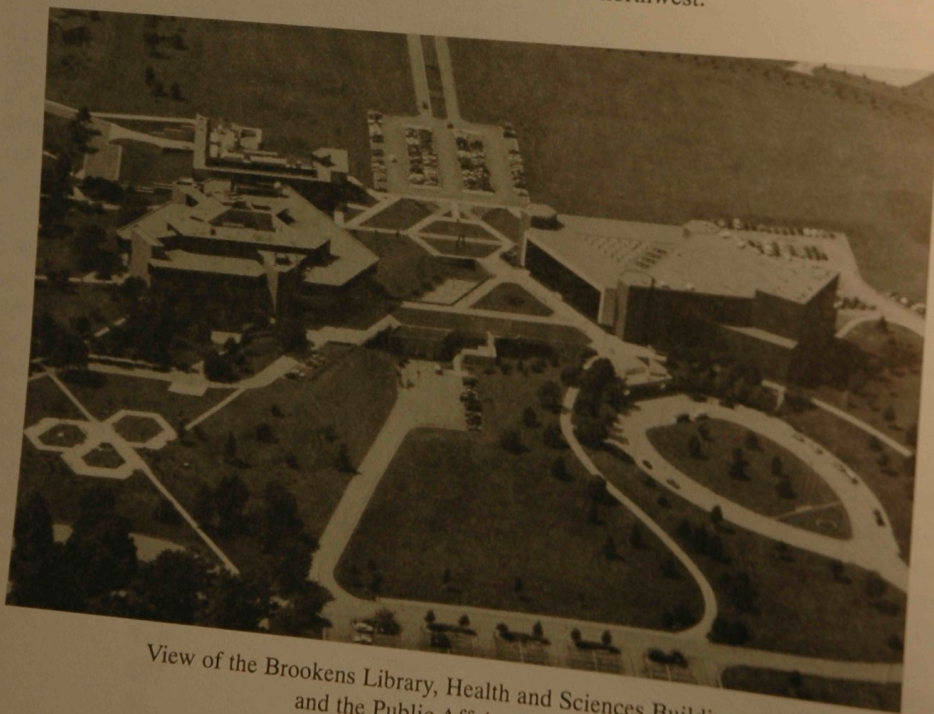
SANGAMON STATE UNIVERSITY, MAY 1995

	GROSS SQUARE FEET	NET ASSIGNABLE SQUARE FEET	YEAR OF ORIGINAL CONSTRUCTION
Norris L Brookens Library	194,994	119,177	1975
Public Affairs Center	200,625	116,708	1980
Health & Sciences Building	56,847	36,259	1992
Building "A"	5,578	4,534	1970
"B"	7,926	5,418	1970
"C"	6,085	4,871	1970
Building "D"	7,560	7,070	1970
"E"	7,532	5,159	1970
Building "F"	18,670	15,029	1970
Building "G"	7,273	5,166	1970
"H"	6,717	3,090	1970
"I"	8,318	7,866	1970
"J"	7,273	5,549	1970
Building "K"	25,576	19,960	1971
Building "L"	22,589	14,682	1973
Gymnasium	10,080	8,934	1985
Physical Plant Service Bldg.	8,870	7,708	1986
General Storage Building	2,948	2,862	1972
McClelland House	4,380	2,419	1910
Physical Plant Shop	2,895	2,361	1941
Perry McClelland House	941	788	1920
Cox House	3,292	2,345	1958
University Student Housing I	62,000	50,192	1980
University Student Housing II	28,224	23,400	1990
University Student Housing III	38,816	32,182	1992
Housing Commons Building	5,904	4,895	1992
President's House*	5,594	4,882	1973
President's House Garage	971	903	1974
Recreational Field Building	587	459	1981
Shower/Locker/Concession Building	2,918	2,149	1994
Barber Observatory	636	470	1991
WSSU Mechanisburg Transmitter Bldg.	455	425	1975
Griggsville Repeater Building	200	150	1993
Volatile Storage Building	264	248	1971
Greenhouse	988	947	1972
Pressbox	224	192	1977
Ticket Booth	32	28	1977
Total	764,782	519,477	





Aerial view of the campus from the northwest.



View of the Brookens Library, Health and Sciences Building,  
and the Public Affairs Center.



# Appendix

## Table of Capital Projects Fiscal Years 1968-1995

Sangamon State University

Fiscal Year	Project (CDB project number if applicable)	Project Appropriation/ Budget
1968	Land Purchase	\$1,000,000
1970	General Campus Development	972,000
	Initial Architectural Services	275,000
	Phase A - Interim Buildings	1,326,221
	Sanitary Sewer Main	33,333
	Temporary Parking Lot "A" (originally lot "B")	75,100
1971	General Storage Building	19,500
	Phase B - Interim Buildings	1,000,000 *
	General Campus Development	1,548,000
	IBA Authorization of Phase I Brookens Library	10,000,000
	Perimeter Road and Parking Lot "B" (originally lot "A")	640,000 *
1972	Equipment for Brookens Library	695,100
	Greenhouse	18,000 *
	Costs in Connection with IBA Building	118,500
	Preliminary Studies and Plans for Future Buildings	606,900
1973	Construction of Public Affairs Center (823-010-005)	8,704,600
	Master and Long Range Planning	20,000
	Planning for the Relocation of Shepherd Road	33,300
	Resurface Parking Lot "B" (now lot "A")	40,000 *
	Extension of Storm Drainage System	28,000
	Remodel Cox House	17,500
	Campus External Utilities	85,000 *
	Southwest Corner of Building "K"	29,500
	President's Residence	150,000
1974	Surge Building "L"	550,540
	Tennis Courts	12,500 *
	Cafeteria Expansion (Building "D")	78,000
	Broadcast Equipment, Building, and Tower	250,000 *

\*Estimated



Fiscal Year	Project (CDB project number if applicable)	Project Appropriation/ Budget
1975	PAC Supplemental Appropriation (823-010-005)	\$2,725,000
	Construction of a Power Plant	1,410,000
	Funds to Complete Brookens Library	26,000
	Remodel Building "J" for Computer Lab	33,000 *
1976	Remodeling Buildings "G" and "I"	21,000
	PAC Site Improvements (823-010-005)	165,200
	Remodeling of Building "K" (823-010-012)	46,800
	Building "F" Equipment	15,800
	PAC Equipment (823-010-005)	641,800
	Utilities Extension - Phase II (823-010-006)	254,800
	Astronomy Observation Deck	14,500
	PAC Service and Emergency Access Road (823-010-007)	316,800 *
	Asphalt Paving, Service Drive, and Parking Lot	30,000 *
1977	PAC Site Improvements (823-010-014)	265,000
	PAC Construction Supplemental (823-010-005)	760,500
	Soccer Stadium	70,000 *
	Service Drive - Lot "B" to Brookens	27,600 *
1978	Land Acquisition (823-010-016)	92,500
	Student Housing Project	2,356,000
	Perimeter Road Extension & Two Parking Lots (823-010-017)	1,406,300
	Remodel Building "F"	38,500
	Completion of Utilities for Brookens & PAC (823-010-015)	40,600
	Improvements to the Brookens Library (DHEW) (823-010-001)	200,000
1979	Energy Conservation Improvements (823-012-001)	345,000
	Cathodic Corrosion Protection System	15,000 *
	PAC Supplemental Construction Funds (823-010-005)	1,866,000
	McClelland House Addition	22,772
1980	Improvements for Handicap & Campus Remodeling (823-010-018)	123,300
	Remodel Brookens Library (improve acoustics) (823-010-019)	145,300
	Energy Conservation (823-010-020)	102,600
1981	Building "K" Safety Improvements (823-010-021)	143,000
	Campus Land Purchase (823-010-022)	287,500
	Soccer Stadium Lighting	75,000
	Orchestra Lift/Backstage Lift - PAC	208,000

\*Estimated



Fiscal Year	Project (CDB project number if applicable)	Project Appropriation/ Budget
1981	PAC Auditorium Lighting and Theatrical Equipment Recreational Field Building	\$250,000 40,000
1982	Chiller Optimization and Boiler Control Equipment	18,585
1984	Corrective HVAC System Improvements (823-010-023)	137,000
1985	Gymnasium Addition - Building "D" Physical Plant Services Building, Utilities, & Site Improvements (823-010-024) PAC "V" Wing Roof Repair	500,000 750,100 46,000
1986	Equipment for the Completion of the PAC Auditorium (823-010-026) Resurface Tennis Courts Repair & Renovation - Planning & Miscellaneous Improvements (823-010-027)	483,100 46,000 160,400
1987	Energy Conservation Improvements (823-010-030) Repair & Renovation - Mechanical System Improvements (823-010-032 & 033) Health and Sciences Building - Planning (823-010-031) Addition to the Transmitter Building	18,300 239,400 466,700 107,600
1988	Repair & Renovation Projects (823-010-036 & 035) Brookens Library Improvements (823-010-034)	239,400 455,300
1989	Inner Ring Road	50,000
1990	Health and Sciences Building (823-010-031) Patton Park Repair & Maintenance (823-010-037 and 823-010-038) PAC Elevator - Tower II Student Housing (north) Service Access Road and Sidewalks Stadium Parking Lot	8,773,500 75,000 239,400 90,000 1,458,350 120,000 20,000 *
1991	Repair & Renovation - "H" & "I" Roofs (823-010-040) HSB Equipment and Site Improvements (823-010-039) Expansion of Parking Lot "E" Henry R. Barber Observatory	239,400 1,384,800 48,870 82,000

\*Estimated



Fiscal Year	Project (CDB project number if applicable)	Project Appropriation/ Budget
1992	Campus Improvement Project (823-010-042)	\$1,416,100
	WSSU Griggsville Repeater Station	258,000
1993	Repair & Renovation Remodel Building "K" (823-010-043) Phase I	482,707
	Phase II	177,200
	Campus Utility Improvements (823-010-044)	859,200
	Asphalt Overlay - Inner Ring Road	32,570
	Student Housing III and Commons Building	2,159,460
1994	Shower/Locker/Concession Building	290,000
	ADA Improvements (823-010-500)	470,800
	Repair & Renovation (823-010-046)	275,000
1995	Chiller Retrofit/Energy Conservation (823-010-046)	965,700
	Repair and Renovation (823-010-046)	236,400
	Emergency Telephone System	80,000
	Resurfacing Parking Lot "A"	220,000
	Underground Storage Tank Improvements (651-050-673)	36,600
	Bicycle/Pedestrian Path LLCC/SSU	332,000

\*Estimated



#### Fiscal Year 1968-1995 Capital Project List

The list on the following pages is in fiscal year order with a project summary, name of contractor(s) awarded the work, total project budget, architect/engineer, project start date, and date of completion. Where information was available, the dollar amount of the initial contract awards are shown in parenthesis () following the name of the contractors.



**Fiscal Year:** 1968  
**Project:** Land Purchase  
**Total Project Budget:** \$1,000,000

**Project Summary:** These funds were appropriated for the initial purchase of land for the construction of Sangamon State University. In addition to these funds, a "Committee for Higher Education in Central Illinois," George E. Hatmaker, President, raised approximately \$1,000,000 from local contributions for the purchase of additional land for both Sangamon State University and Lincoln Land Community College as a gesture of support and to assure that the institutions had ample land for future development.

**Land Acquisition Start Date:** January 1969

**Completion:** December 1970

**Fiscal Year:** 1970  
**Project:** General Campus Development  
**Total Project Budget:** \$972,000 (general revenue)  
**Architect/Engineer:** Murphy, Downey, Wofford, and Richman  
Collins and Rice, Engineers

**Project Summary:** These initial capital funds were appropriated for the purpose of providing initial capital for a variety of site, utility, and other improvements to begin the initial construction of Sangamon State University. These funds together with funds appropriated in 1971 were used for utility extensions, parking areas, the initial section of the Perimeter Road, for the construction of the interim plaza, Phase B of the interim buildings (Building "K" and the south part of Building "F") and various site improvements.

**Contractor(s):** Various contractors

**Construction Start Date:** 1970

**Completion:** 1972



**Fiscal Year:** 1970

**Project:** Initial Architectural Services

**Total Project Budget:** \$275,000

**CDB Project Number:**

**Architect/Engineer:** Murphy and Mackey Architects (later named Murphy, Downey, Wofford, and Richman)

**Project Summary:** This project was for master planning architectural services to plan the University campus (\$125,000), preparation of plans and specifications to construct temporary buildings (\$60,000), and preliminary plans for Phase I of the Permanent Buildings - Brookens Library (\$90,000).

**Start Date:** November 1969

**Completion:** Various dates, see individual projects.

**Fiscal Year:** 1970

**Project:** Phase A - Interim Buildings

**Total Project Budget:** \$1,326,221

**Architect/Engineer:** Murphy, Downey, Wofford, and Richman

**Project Summary:** Concrete slab on grade, steel frame and cellular steel insulated exterior wall panels. Built-up roofs on steel decking. Buildings are Butler "Space Grid" pre-engineered metal building system. Project included Buildings "A," "B," "C," "D," "E," "F," "G," "H," "I," and "J," totaling approximately 72,000 gross square feet.

Building and improvements were financed on a lease purchase management over a five year period.

**Contractor(s):** Developer - Raymur Schools Corporation, Galva, IL - Cost \$1,326,221  
Builder - BRH Construction, Springfield, IL

**Construction Start Date:** April 1970

**Completion:** November 1970



**Fiscal Year:** 1970

**Project:** Sanitary Sewer Main

**Total Project Budget:** \$33,333

**Architect/Engineer:** Springfield Sanitary District and Collins and Rice, Inc.

**Project Summary:** This project was the University's share of constructing a 24" east/west sewer main through the center of the campus and extending to a new 36" north/south sewer main installed near the west property line of the campus.

**Contractor(s):** Project implemented by the Springfield Sanitary District.

**Construction Start Date:** February 1970\*

**Completion:** July 1970\*

**Fiscal Year:** 1970

**Project:** Temporary Parking Lot "A" (originally Lot "B")

**Total Project Budget:** \$75,100

**Architect/Engineer:** Collins and Rice, Inc.

**Project Summary:** 6" stone base with A-2 oil and chip asphalt surface and perimeter lighting

**Contractor(s):** General: Sankey Brothers, Inc. (\$62,137) Electrical: George Colvin Electric, Inc. (\$12,963)

**Construction Start Date:** July 1970

**Completion:** October 1970

\*estimated



**Fiscal Year:** 1971

**Project:** General Storage Building (Central Receiving)

**Total Project Budget:** \$19,500 (reappropriated capital)

**Architect/Engineer:** In-House

**Project Summary:** Metal frame structure (approximately 36' x 72') with insulated metal exterior panels. Work include construction of the building, electrical, HVAC, and floor slab.

**Contractor(s):** General - Nile Marriott, Inc.

**Construction Start Date:** March 1972

**Completion:** June 1972

**Fiscal Year:** 1971

**Project:** Phase B - Interim Buildings

**Total Project Budget:** \$1,000,000\*

**Architect/Engineer:** Murphy, Downey, Wofford, and Richman

**Project Summary:** This project included constructing Building "K" (science building) and an addition to Building "F." Work also included remodeling two rooms in Building "J" to develop a media lab/classroom.

**Contractor(s):** General - Franklin-Cress Co., Springfield (\$361,700)  
Plumbing - Springfield Mechanical Corp. (\$50,975)  
Ventilating - Metal Air Corp., Springfield (\$103,656)  
Electrical - Frank Hubbard Electric Co., Decatur (\$94,600)  
Partitioning System - Sperry Rand Corp. (\$44,180)  
Lab Furniture - Hamilton Mfg. Co. (\$138,879)  
Lab Furniture Plumbing - Edward Plumbing & Heating (\$35,202)  
Ventilation & Distribution, Lab Furniture - Punzak Air Conditioning Co. (\$16,724)  
Library Shelving - Estey Corp. (\$15,991)  
Carpet - Carpetland USA (\$17,631)  
Office & Classroom Furniture (\$59,038)

**Construction Start Date:** April 30, 1971

**Completion:** Building "F" Addition - January 1972; Building "K" Science Facility - May 1972

\*estimated



**Fiscal Year:** 1971  
**Project:** General Campus Development  
**Total Project Budget:** \$1,548,000 (general revenue)  
**Architect/Engineer:** Collins and Rice, Inc.

**Project Summary:** These capital funds were appropriated for a variety of site, utility, and other improvements to complete the initial construction of the campus. These funds together with the capital funds appropriated in 1970 were used for utility extension, parking areas, site improvements, equipment for buildings "A" through "K," roadways and service drives, and for Phase "B" of the metal Building "K" and the south portion of Building "F."

**Contractor(s):** Various contractors

**Construction Start Date:** 1971

**Completion:** 1973

**Fiscal Year:** 1971  
**Project:** IBA Authorization of Phase I Brookens Library  
**Total Project Budget:** \$10,000,000  
**Architect/Engineer:** Murphy, Downey, Wofford, and Richman, St. Louis  
Brown, Davis, Mullins & Associates, Electric & Mechanical Engineers,  
Champaign  
Hanson Engineers, Inc. (structural)

**Project Summary:** This project was initially an Illinois Building Authority project, then it was converted to a Capital Development Board project while underway. This is the first "permanent" building on the campus. Approximately half of the building was initially allocated for library purposes and the other half was devoted to classrooms and faculty offices. The building contained 194,994 gross square feet and 121,123 net square feet.

**Contractor(s):** General - started by R. J. Benoit; completed by J. L. Simmons Co., Inc., Decatur (\$4,033,000)  
Ventilation - R. H. Bishop Co., Champaign, & Punzak Air Conditioning, Springfield (\$438,658)  
Heating - Jack Muse, Inc., Hillsboro (\$451,912)  
Plumbing - Walter Slocombe Plumbing & Heating, Springfield (\$182,700)  
Electrical - Anderson Electric Co., Springfield (\$1,112,104)

**Construction Start Date:** June 23, 1972

**Completion:** October 21, 1976 (substantial)



**Fiscal Year:** 1971

**Project:** Perimeter Road and Parking Lot "B" (originally lot "A")

**Total Project Budget:** \$640,000\*

**Architect/Engineer:** Collins and Rice, Inc.  
Austin-Davidson-Falk, Landscape Architects

**Project Summary:** The project included the 880 space parking lot and the segment of perimeter road located east of Shepherd Road. Project also included roadway and parking lot lighting. The second part of the project including seeding and landscaping.

**Contractor(s):** General - Strata, Inc., Springfield (\$463,533)  
Electrical - Hubbard Electric, Decatur (\$96,100)

**Construction Start Date:** June 18, 1971

**Completion:** January 24, 1972 (substantial); June 1972 (landscaping)

**Fiscal Year:** 1972

**Project:** Equipment for Brookens Library

**Total Project Budget:** \$695,100

**Architect/Engineer:** Murphy, Downey, Wofford, and Richman

**Project Summary:** This project included the design and construction of specialized library furniture and office partitions. Specialized furniture included reading tables and chairs, building signage and directories. A portion (\$240,000) of the appropriated amount was used to purchase office equipment for "surge" space in Building "L" and at the Capital Campus, much of which was subsequently moved into the Brookens Library upon occupancy.

**Contractor(s):** Reflector Hardware, Chicago for partitioning system  
Mielan Manufacturing Co. for carrels, tables  
Various equipment suppliers

**Start Date:** Equipment funds used for Building "L" and the capital campus were expended on a timetable consistent with the occupancy of those facilities. Equipment acquisition for occupancy of the Brookens Library began in May 1975.

**Completion:** Equipment to initially make the building functional was received by January 1976. Other equipment was delayed until May 1976.\*

\*estimate



Fiscal Year: 1972  
Project: Greenhouse  
Total Project Budget: \$18,000\*  
Architect/Engineer: In-house

Project Summary: Construction of prefabricated greenhouse located south of Building "K."

Contractor(s): Ickes-Braun Glasshouses, Inc., Deerfield (\$17,450)

Construction Start Date: March 1972

Completion: July 1972

Fiscal Year: 1972  
Project: Costs in Connection with IBA Building  
Total Project Budget: \$118,500  
Architect/Engineer: In-house

Project Summary: These funds were appropriated for the classroom-office partitions since the Illinois Building Authority (IBA) would not allow bond funds to pay for items that would not be expected to be retained in the building for the life of the bonds.

Contractor(s): Unknown

Construction Start Date: July 1975\*

Completion: March 1976\*

\*estimated



**Fiscal Year:** 1972

**Project:** Preliminary Studies and Plans for Future Buildings

**Total Project Budget:** \$606,900

**Architect/Engineer:**

Public Affairs Center - Ferry & Henderson, Springfield, IL

Power Plant - Murphy, Downey, Wofford, & Richman, St. Louis, MO

Laboratory Office Building - Metz, Train, Osland, Youngren, Inc.,  
Chicago, IL

**Project Summary:** These funds were appropriated to plan through schematic design and definitive design, three permanent buildings on the university campus. The architectural firms for the respective projects began this work; however, only the Public Affairs Center project was subsequently funded for construction. The power plant construction funds were incorporated into the PAC. Construction of the laboratory office building was never authorized.

**Start Date:** September 1972

**Completion:** Laboratory Office Building - plans completed April 1973

Power Plant - Schematic plans completed in May 1973 and the project was stopped until funding for construction plans and for construction were approved. Project was subsequently combined with the PAC construction funding.

Public Affairs Center - initial schematic drawings were completed in January 1973. Construction funds were first appropriated in FY73.



**Fiscal Year:** 1973

**Project:** Construction of the Public Affairs Center

**Total Project Budget:** \$8,704,600

**CDB Project Number:** 823-010-005

**Architect/Engineer:** Ferry and Henderson, Architects, Inc.  
Brown, Davis, and Mullins, Mechanical Engineers

**Project Summary:** This appropriation was to construct the Public Affairs Center as originally conceived. The project included a 1,200-seat lecture hall/auditorium, not the 2,000-seat performing arts auditorium as eventually constructed. Boilers to serve the building were to be included as a separate Central Plant Building. The project was the university's second "permanent" building and included classrooms, faculty and administrative offices, a conference center, and other facilities. During the construction document phase, it was known that the expansion of the project to include a performing arts auditorium was approved but funds not yet released. A decision was made to bid the shell of the "V" wing portion of the building and subsequently bid the rest of the building following release of additional funds by the Governor.

**Contractor(s):** "V" wing portion of building - General: Evans Construction Co. (\$2,494,000)

**Construction Start Date:** September 1974

**Completion:** July 1976 ("V" wing)

Bids on a special mechanical package (B-2 cooling tower, chillers, and electrical switchgear) were received on June 22, 1976, as a second stage to the PAC project. The PAC project was combined with the Heating, Cooling, and Circulation project as recommended by the BOR at its August 29, 1974, meeting.

**Contractor(s):** Heating/cooling: Petersburg Plumbing & Heating (\$197,256); electrical: Egizii Electric (\$120,897)

**Construction Start Date:** August 1976

**Completion:** July 1977



**Fiscal Year:** 1973

**Project:** Master and Long Range Planning

**Total Project Budget:** \$20,000

**Architect/Engineer:** Murphy, Downey, Wofford, and Richman, St. Louis  
Collins and Rice, Engineers, Inc., Springfield  
Royston, Hanamoto, Beck and Abey, Landscape Architects, San Francisco

**Project Summary:** This project included updating various elements in the Long Range Development Plan to assure coordination of physical development. A major element in the plan was updating and staging of a utility master plan by Collins and Rice, Inc.

**Contractor(s):** A/E's listed above:  
MDWR - \$6,000  
C & R - \$9,000  
RHBA - \$3,000  
Reimbursables for all above - \$2,000

**Start Date:** August 1972

**Completion:** November 1972\*

**Fiscal Year:** 1973

**Project:** Planning for Relocation of Shepherd Road

**Total Project Budget:** \$50,000 (\$33,300 SSU's share)

**Architect/Engineer:** Harland Bartholomew and Associates, Memphis, Tennessee

**Project Summary:** The project budget for SSU was two thirds of the total amount needed for preliminary studies of the proposed Eleventh Street Extension project from Stanford Avenue south to the campuses of Sangamon State University and Lincoln Land Community College. Lincoln Land provided the other one third. This planning project was accomplished in two phases. Phase I included the testing of various roadway network designs to accommodate future traffic loads. Phase II included a more detailed study of certain roadway segments representing basic elements of the overall roadway plan. Public corridor hearings were held at the conclusion of Phase II. A report on the planning study was prepared and work was concluded.

**Start Date:** December 1973

**Completion:** October 1974\*

\*estimated



**Fiscal Year:** 1973

**Project:** Resurface Parking Lot "B" (now lot "A")

**Total Project Budget:** \$40,000\*

**Architect/Engineer:** In-house

**Project Summary:** Project included installing a 2" blacktop surface and striping the 420 car parking lot (now called lot "A").

**Contractor(s):** Strata, Inc. (\$32,082)

**Construction Start Date:** May 1973

**Completion:** July 1973

**Fiscal Year:** 1973

**Project:** Extension of Storm Drainage System

**Total Project Budget:** \$28,000 (reappropriated capital)

**Architect/Engineer:** Collins and Rice, Engineers

**Project Summary:** This project was necessary because the Brookens Library construction project did not include the construction of utilities beyond the five-foot line surrounding the structure. Storm drainage from building footings is in a lower level storm sewer that empties into a creek bed north of the campus near Lake Springfield. Roof and plaza drainage is diverted to a storm sewer that goes to the retention basin.

**Contractor(s):** Unknown

**Construction Start Date:** Unknown

**Completion:** Unknown

\*estimated



**Fiscal Year:** 1973  
**Project:** Remodel Cox House  
**Total Project Budget:** \$17,500  
**Architect/Engineer:** In-house

**Project Summary:** Following completion of the new President's residence, this building was remodeled for administrative offices for the Division of Planning and Development.

**Contractor(s):** In-house

**Construction Start Date:** May 1973\*

**Completion:** September 1973\*

**Fiscal Year:** 1973  
**Project:** Campus External Utilities  
**Total Project Budget:** \$85,000\*  
**Architect/Engineer:** Respective Utilities

**Project Summary:** Project includes:

Electric service - Primary electric lines installed from south (Mischler Substation) to Brookens Library switchgear. CWLP is to install, pay for, and maintain the raceways, manholes, and cables up to the Perimeter Road (1400' +). The University was required to pay for and maintain the cable inside the Perimeter Road (\$34,900).

Telephone Service - Main telephone cabling into the Library. Length of the service installed is approximately 1,400 feet (\$26,200).

Water Service - East of the Library a 10" line was extended to a point about 500 feet from campus center. A 6" lateral was also extended (\$17,700).

**Contractor(s):** CWLP, Illinois Bell

**Construction Start Date:** July 1973\*

**Completion:** Unknown (1974)

estimated



**Fiscal Year:** 1973  
**Project:** Southwest Corner of Building "K"  
**Total Project Budget:** \$29,500  
**Architect/Engineer:** In-house

**Project Summary:** This project enclosed a roof-over area located in the southwest corner of Building "K." Project included enclosing approximately 500 square feet of space into a science laboratory.

**Contractor(s):** General - SSU in-house  
Plumbing - Brewer & Son Plumbing (\$2,990)  
Ventilating - L & L, Inc. (\$4,554)  
Electric - George Colvin Electric, Inc. (\$7,193)  
Laboratory furniture - NII Laboratory Furniture (\$6,791)

**Construction Start Date:** November 1973

**Completion:** February 1974\*

**Fiscal Year:** 1973  
**Project:** President's Residence  
**Total Project Budget:** \$150,000 lease/purchase FY74-FY83, Financed by SSU Foundation  
**Architect/Engineer:** Ferry and Henderson, Inc.

**Project Summary:** Architectural plans for the house were selected from a magazine then modified by Ferry and Henderson, Architects, Springfield. House is a two-story with basement. Total NASF is 4,882 and GSF is 5,594. A three-car garage is located adjacent to the house.

**Contractor(s):** Nile Marriott, Inc., Springfield

**Construction Start Date:** November 27, 1972

**Completion:** May 1973

\*estimated



**Fiscal Year:** 1974

**Project:** Surge Building - Building "L"

**Total Project Budget:** \$91,757 per year for six years (\$550,540)

**Architect/Engineer:** In-house

**Project Summary:** Single-story steel frame, pre-engineered structure housing 22,589 GSF. high ceiling height potential was included in the design of the building with the thought that television studios would eventually be included in the building adjacent to the radio station.

Office and classroom equipment purchased separately from \$695,100 equipment appropriation for Brookens Library.

**Contractor(s):** BRH Builders, Inc., Springfield, through Raymur Schools Corp., Galva, IL

**Construction Start Date:** May 17, 1973

**Completion:** October 1973 (partial occupancy); March 1973 (substantial completion)

**Fiscal Year:** 1974

**Project:** Tennis Courts

**Total Project Budget:** \$12,500\*

**Architect/Engineer:** In-house

**Project Summary:** This project involved the construction of four tennis courts on the existing blacktop surface along the south edge of Parking Lot "B" (now "A"). Work included a perimeter fence, leveling of the blacktop surface, installation of a green acrylic finish, posts and nets, and playing lines.

**Contractor(s):** All Weather Courts, Inc., Springfield (\$12,322)

**Construction Start Date:** June 1974

**Completion:** September 1974

\*estimated



**Fiscal Year:** 1974

**Project:** Cafeteria Expansion (Building "D")

**Total Project Budget:** \$78,000

**Architect/Engineer:** Lauchner, Maslauski, and Litvan, Architects

**Project Summary:** Expand Building "D" with a 1,080 square feet addition containing a kitchen, a shower and locker room, and a general storage room. The then-existing kitchenette was converted to a dishwashing room.

**Contractor(s):** Remodeling Contractor - R. L. King, Springfield (\$74,837)  
Food Service Equipment - Sidney Harrison Co., Peoria (\$45,020)

**Construction Start Date:** July 15, 1974

**Completion:** January 24, 1975

**Fiscal Year:** 1974

**Project:** Broadcast Equipment Building and Tower

**Total Project Budget:** \$250,000\*

**Architect/Engineer:** In-House

**Project Summary:** This project included the construction of the radio transmitter facility and equipment located in Mechanicsburg, IL to operate on 91.9 MHz at 50,000 watts.

**Contractor(s):** Gates Broadcast Equipment Div., Harris Corporation (\$194,959)  
General - Transmitter Building - Armstrong Builders (\$4,620)  
Electrical - Transmitter Building - George Colvin Electric (\$6,750)

**Construction Start Date:** September 1974

**Completion:** January 1975

\*estimated



**Fiscal Year:** 1975

**Project:** PAC Supplemental Appropriation

**Total Project Budget:** \$2,725,000

**CDB Project Number:** 823-010-005

**Architect/Engineer:** Ferry and Henderson, Architects, Inc.

**Project Summary:** Members of the Springfield Metropolitan Exposition Auditorium Authority met with the Architect, the Governor, and the Director of the Capital Development Board. Agreement was made to seek this additional funding to expand the PAC auditorium into a performing arts center. Subsequently, these funds were appropriated and combined with the previously appropriated PAC construction funds. These supplemental funds were not released for expenditure until January 1975.

**Contractor(s):** See Public Affairs Center Project

**Fiscal Year:** 1975

**Project:** For Construction of a Power Plant

**Total Project Budget:** \$1,410,000

**Architect/Engineer:** Murphy, Downey, Wofford, and Richman, St. Louis, MO

**Project Summary:** This project was initially planned to be an independent building to house boilers to serve the entire campus. After it was determined that the campus would not have as many buildings as originally planned, mechanical engineers recommended that a low pressure heating system be installed rather than high pressure, and subsequently funds for this project were combined with the PAC project and the low pressure boilers were installed in the PAC building.

**Fiscal Year:** 1975

**Project:** Funds to Complete Brookens Library

**Total Project Budget:** \$26,000 (general revenue)

**Project Summary:** These funds were for expenses incurred in connection with moving into and occupying the Brookens Library building including initial telephone expenses and moving assistance.

**Start Date:** Brookens Library was occupied in November of 1975

**Completion:** February 1976\*

\*estimated



**Fiscal Year:** 1975  
**Project:** Remodeling Building "J" for Computer Lab  
**Total Project Budget:** \$33,000\*  
**Architect/Engineer:** Hormaz Vania

**Project Summary:** This project included converting Rooms J-123 and J-127 into a University computer facility. Two rooms were constructed. A computer machine room for the University's Xerox 530 computer and related peripheral equipment and a computerized instructional laboratory (technical room).

**Contractor(s):** Electric - Anderson Electric, Inc. (\$17,283)  
HVAC - E. L. Pruitt Co., Springfield (\$9,641)  
Computer Flooring - Conner Universal Co., St. Louis (\$2,590)

**Construction Start Date:** March 12, 1975

**Completion:** May 1975

**Fiscal Year:** 1976  
**Project:** Remodel Buildings "G" and "I"  
**Total Project Budget:** \$21,000 General Revenue Capital  
**Architect/Engineer:** In-house

**Project Summary:** This small project involved the relocation of partitions, the installation of sound-proofing for music classrooms, and the modification of lighting and ventilating systems in Buildings "G" and "I," (rooms G-41, 45, 47; I-75 and 89).

**Contractor(s):** Work accomplished by in-house Physical Plant personnel.

**Construction Start Date:** July 1976

**Completion:** September 1976

\*estimated



Fiscal Year: 1976  
Project: PAC Site Improvements  
Total Project Budget: \$165,200  
CDB Project Number: 823-010-005  
Architect/Engineer: Ferry and Henderson, Inc.

**Project Summary:** These funds were originally appropriated for the cafeteria outside dining terrace adjacent to the Public Affairs Center cafeteria and for the plaza paving on the roof of the cafeteria. These funds were subsequently combined with the PAC construction funds and the work was bid and constructed as part of the building.

**Contractor(s):** See Public Affairs Center Building Project

**Construction Start Date:** See PAC project

**Completion:** See PAC project

Fiscal Year: 1976  
Project: Remodeling Building "K"  
Total Project Budget: \$46,800  
CDB Project Number: 823-010-012  
Architect/Engineer: The Collaborative Design

**Project Summary:** Minor office and class/lab remodeling in Building "K."

**Contractor(s):** General: R. B. Evans, Co. (\$9,100)  
Plumbing: Buecker Plumbing & Heating (\$2,714)  
Electrical: Milner Electric (\$11,086)  
Ventilation: Metal Air Corp. (\$6,178)

**Construction Start Date:** June 21, 1976

**Completion:** February 1977



**Fiscal Year:** 1976  
**Project:** Building "F" Equipment  
**Total Project Budget:** \$15,800  
**CDB Project Number:** General Revenue Project  
**Architect/Engineer:** N/A - In-house

**Project Summary:** This equipment was purchased from general revenue (capital) funds for desks, chairs, and other equipment for Building "F" following converting its use from a library to an office building.

**Start Date:** June 1976

**Completion:** September 1976\*

**Fiscal Year:** 1976  
**Project:** PAC Equipment  
**Total Project Budget:** \$641,800  
**CDB Project Number:** 823-010-005  
**Architect/Engineer:** In-house

**Project Summary:** This project included the purchase of office furniture, typewriters, chairs, tables, lobby and lounge furniture, duplicating equipment, and classroom furniture as well as various specialized items including the orchestra shell, auditorium acoustical panels, media equipment, and stage lighting. The offices and classrooms in the building were occupied in October of 1980. The first performance in the auditorium was held on February 20, 1981.

**Contractor(s):** N/A

**Start Date:** August 1980\*

**Completion:** February 1981\*

\*estimated



**Fiscal Year:** 1976  
**Project:** Utilities Extension - Phase II  
**Total Project Budget:** \$254,800  
**CDB Project Number:** 823-010-006  
**Architect/Engineer:** Collins and Rice, Inc.

**Project Summary:** Part A of this project included concourse and roof and plaza level storm sewer systems, 1.8 acre retention basin (campus pond) and a water line extension. Part B of this project included the underground high voltage electric service to the McClelland House and Perry House from the high voltage electrical gear located in the Brookens Library.

**Contractor(s):** Part A  
Plumbing: Springfield Mechanical Corp. (\$115,235)  
General: Sankey Bros, Inc. (\$116,067.15)  
Water Main: City of Springfield (\$25,400)  
Part B  
General: R. B. Evans  
Electrical: B & B Electric  
Bids opened on May 12, 1976 (Part B)

**Construction Start Date:** June 21, 1976

**Completion:** October 17, 1977 (substantial)

**Fiscal Year:** 1976  
**Project:** Astronomy Observation Deck  
**Total Project Budget:** \$14,500 (not including telescope)  
**Architect/Engineer:** In-house

**Project Summary:** Included the construction of a 1,200 square foot deck surrounded by a seven-foot fence. Three telescope positions, two exposed and one located in a ten-foot diameter dome. This structure was donated to the university. The dome was located on residential property purchased by City Water, Light and Power for Lake II. SSU carpenters dismantled it and moved it to the campus.

**Contractor(s):** SSU Physical Plant  
Roofing work contracted out  
Concrete work - R. B. Evans Co. (\$6,275)

**Construction Start Date:** August 1976

**Completion:** August 1977



**Fiscal Year:** 1976

**Project:** PAC Service and Emergency Access Road

**Total Project Budget:** \$316,800\*

**CDB Project Number:** 823-010-007

**Architect/Engineer:** Collins & Rice, Inc.

**Project Summary:** This project was completed in two stages. Stage I was designed to provide for construction access to the auditorium portion of the Public Affairs Center and included a crushed stone base for the "teardrop" entrance drive. These roads were used for construction access, then Stage II included the concrete pavement, curbs, storm drainage, and sidewalks. Construction of these improvements was planned to coincide with the completion of the PAC.

**Contractor(s):** Stage I - Reymueth Corporation (\$77,450)  
Stage II - Evans Construction Co. (\$236,600)\*

\*\$63,800 was allocated to this project from the PAC Site Improvements project since project was over budget.

**Construction Start Date:** Stage I - September 29, 1976; Stage II - November 1979

**Completion:** Stage I - May 1977; Stage II - October 1980

**Fiscal Year:** 1976

**Project:** Asphalt Paving, Service Drive and Parking Lot

**Total Project Budget:** \$30,000\*

**CDB Project Number:** N/A

**Architect/Engineer:** In-house

**Project Summary:** Included an asphalt overlay on the south service drive adjacent to Buildings "K," "I," "F," and the Cox House, from Building "K" to Lot "B" (now Lot "A") and the small parking section at Brookens Library.

**Contractor(s):** Strata, Inc., Springfield (\$26,216)

**Construction Start Date:** June 1976

**Completion:** Approximately August 1976

\*estimated



Fiscal Year: 1977  
Project: PAC Site Improvements  
Total Project Budget: \$265,000  
CDB Project Number: 823-010-014  
Architect/Engineer: Collins and Rice, Inc.

**Project Summary:** This project included sidewalks, fine grading, landscaping, and lighting in the area adjacent to the Public Affairs Center building.

**Contractor(s):** General: R. B. Evans, Co. (\$132,615)  
Electrical: George Colvin Co., Inc. (\$56,625)

**Construction Start Date:** August 1980

**Completion:** June 1981

Fiscal Year: 1977  
Project: PAC Construction Supplemental  
Total Project Budget: \$760,500  
CDB Project Number: 823-010-005  
Architect/Engineer: Ferry and Henderson, Architects, Inc.

**Project Summary:** In May of 1976 the CDB staff informed the architect that a "temporary hold" had been placed on the project and no further work should be done pending a complete review of the cost estimate by CDB's estimating department. It was determined that the estimated cost exceeded the budget and a minimum of \$760,500 additional funds would be needed to bid the project. This additional supplemental funding was received during the legislative session and appropriated during FY77, then combined with other PAC construction funding.

**Contractor(s):** See Construction Public Affairs Center



**Fiscal Year:** 1977  
**Project:** Soccer Stadium  
**Total Project Budget:** \$70,000\*  
**Architect/Engineer:** In-house

**Project Summary:** Project included grading, underground drainage, underground watering system, sod, bleachers, a scoreboard, fencing, and an officials press box.

Kiwanis Club of Springfield donated: scoreboard and bleachers (approx. \$40,000)  
AMCO Fence of Springfield donated: perimeter fence

**Contractor(s):** Sod purchased from Pedigo Sod Co. (\$5,520) and laid by volunteers (8,000 sq.ft.)

**Construction Start Date:** May 1977

**Completion:** August 1977

**Fiscal Year:** 1977  
**Project:** Service Drive, Lot "B" to Brookens  
**Total Project Budget:** \$27,600\*  
**CDB Project Number:** N/A  
**Architect/Engineer:** Collins and Rice, Engineers

**Project Summary:** This project included extending a service drive from Parking Lot "A" (now Lot "B") to an existing service road and the loading dock area on the north side of Brookens Library 20' wide by 240' long bituminous roadway with curb and gutters.

**Contractor(s):** Strata, Inc. (\$24,322.54)

**Construction Start Date:** September 1977

**Completion:** Approximately November 1977

\*estimated



Fiscal Year: 1978  
Project: Land Acquisition  
Total Project Budget: \$92,500  
CDB Project Number: 823-010-016

**Project Summary:** This land acquisition project included 37 acres of land which was a portion of the 200-acre Lubin Farm owned by the Sangamon State University Foundation. The property was needed to provide the land areas for the extension of the ring road west from Shepherd Road, for the Principal Entrance Drive, and for Parking Lots "C" and "D." The purchase price was calculated based upon the original cost per acre paid by the Foundation for the Lubin Farm.

**Completion:** November 1977

Fiscal Year: 1978  
Project: Student Housing Project  
Total Project Budget: \$2,356,000  
**Architect/Engineer:** Graham, O'Shea and Wisnoski  
Ralph Hahn and Associates, Engineers

**Project Summary:** Originally the plan was to construct 80 housing units; however, because costs were higher than anticipated, 70 units were actually constructed, 52 two-bedroom units and 18 one-bedroom units.

Board of Regents authorized initiation of project on May 19, 1977.

Direct loan from HEW - College Housing Program - \$2,065,000 at 3% for 40 years  
\$219,500 from donations from local fund raising drive. \$71,500 from Parking Fees.

**Contractor(s):** General - R & M Construction Co., Edwardsville (\$1,458,160)  
Plumbing - Lester Plumbing & Heating, Inc., Springfield (\$238,791)  
HVAC - L & L, Inc., Springfield (\$98,518)  
Electrical - Mansfield Electric Co., Springfield (\$178,780)  
Total - \$1,974,249

**Construction Start Date:** August 31, 1979

**Completion:** August 1 and September 1, 1980



**Fiscal Year:** 1978

**Project:** Perimeter Road Extension and Two Parking Lots

**Total Project Budget:** \$1,406,300

**CDB Project Number:** 823-010-017

**Architect/Engineer:** Crawford, Murphy, and Tilly, Inc.

**Project Summary:** Stage A included construction of the Perimeter Road from Shepherd Road west including the bicycle underpass, the principal entrance drive (not teardrop), and Parking Lots "C" and "D." Also included was street and parking lot lighting for the new improvements. Stage B included the construction of service driveways interconnecting Parking Lots "C" and "D" and two receiving areas for the kitchen and auditorium of the Public Affairs Center. The project was constructed as a second stage in order to coordinate construction activities with the completion of the PAC.

**Contractor(s):** Stage A

General - Truman L. Flatt & Sons (\$863,327.62)

Electrical - G & M Electric Contractors, Inc., Chicago (\$113,000)

Landscaping - Roses Landscaping, Argenta (\$72,450)

Stage B

General - C. D. Turner & Sons (\$132,500)

Electrical - Egizzi Electric, Inc. (\$14,451)

**Construction Start Date:** Stage A - October 4, 1978; Stage B - July 1980

**Completion:** May 12, 1981 (final) (Stage A - general work substantially completed November 1980; Stage B - all work substantially completed October 1981)

**Fiscal Year:** 1978

**Project:** Remodel Building "F" (south portion)

**Total Project Budget:** \$38,500

**Architect/Engineer:** In-house

**Project Summary:** Remodeling of approximately 1,890 square feet for use by MIS/CS for office and administrative space.

**Contractor(s):** General - In-house; Electrical - B & B Electric, Inc. (\$17,702); Ventilating - Schmidt Bros., Inc. (\$9,533)

**Construction Start Date:** April 20, 1978

**Completion:** June 1978



**Fiscal Year:** 1978

**Project:** Completion of Utilities for Brookens and PAC

**Total Project Budget:** \$40,600

**CDB Project Number:** 823-010-015

**Architect/Engineer:** Collins and Rice, Inc.

**Project Summary:** Because of a delay in the construction schedule of the PAC, segments of the storm sewer system and natural gas service line had been deferred from previous utility projects. Also because of a capacity limitation of the 6" water main system and the need for an additional fire hydrant in the Central Plaza area.

**Contractor(s):** CWLP - water service; other contractors - unknown

**Construction Start Date:** September 1980\*

**Completion:** April 1981

**Fiscal Year:** 1978

**Project:** Improvements to the Brookens Library (DHEW)

**Total Project Budget:** \$200,000

**CDB Project Number:** 823-010-001

**Architect/Engineer:** Carl Fischer Associates (architect)

Brown, Davis, Mullins & Associates, Champaign (mechanical)

**Project Summary:** A supplemental appropriation was received and construction contracts issued to make handicap and certain other improvements to meet the requirements of the interest subsidy grant awarded by DHEW. Most of the improvements were restroom modifications to meet the then-current handicap accessibility code.

**Contractor(s):** General - R. B. Evans Co. (\$34,500)

Plumbing - Springfield Mechanical Corp. (\$11,126)

Ventilating - Metal Air Corp. (\$2,195)

Electrical - B & B Electric, Inc. (\$22,300)

**Construction Start Date:** July 1978

**Completion:** December 1978

\*estimated



**Fiscal Year:** 1979

**Project:** Energy Conservation Improvements

**Total Project Budget:** \$345,000

**CDB Project Number:** 823-012-001

**Architect/Engineer:** Maslauskis and Litvan  
Ralph Hahn and Associates

**Project Summary:** Included double-glazing the large window areas in the metal buildings, installing economizer plenums on existing rooftop HVAC units, and insulating and replacing the fascia on Phase A of the metal buildings. Second part of this project was bid November 11, 1982, which included conversion of most ring road fixtures to high pressure sodium and converting incandescent lighting in Building "D" to fluorescent.

**Contractor(s):** General - Evans Construction Co. (\$222,945)  
Ventilating - Henson Robinson Co. (\$45,890)  
Second part - Mansfield Electric Co.

**Construction Start Date:** August 1980; second part - December 1982

**Completion:** January 30, 1981 (substantial); second part - June 1983

**Fiscal Year:** 1979

**Project:** Cathodic Corrosion Protection System

**Total Project Budget:** \$15,000\*

**CDB Project Number:** N/A

**Architect/Engineer:** In-house

**Project Summary:** This is for the installation of magnesium anodes on the underground natural gas piping system for the purpose of reducing corrosive deterioration.

**Contractor(s):** Miller and Son Plumbing and Heating, Inc. (\$10,373)

**Construction Start Date:** July 1979

**Completion:** Approximately September 1979

\*estimated



**Fiscal Year:** 1979

**Project:** PAC Supplemental Construction Funds

**Total Project Budget:** \$1,866,000

**CDB Project Number:** 823-010-005

**Architect/Engineer:** Ferry and Henderson, Architects, Inc.

Hansen Engineers (structural)

Brown, Davis, Mullins, & Assoc. (mechanical & electrical engineers)

**Project Summary:** This appropriation was to supplement the PAC construction budget. These funds were appropriated just after the CDB bid construction of the building. Then, because bids exceeded the construction funds available by a considerable sum (more than \$2.3 million), CDB officials, by addendum, deleted a great number of items from the bid and then rebid the building. This supplemental appropriation allowed the rebid construction contracts to be awarded and certain items which had been deleted in the rebid to be put back into the project via change order so that most areas in the building would become functional.

**Contractor(s):** General: Evans Construction Co. (\$6,197,000)

Fire Protection: Culligan Corp. (\$94,800)

Plumbing: Jack Muse, Inc. (\$436,252)

Heating: Jack Muse, Inc. (\$778,945)

Temperature Control: Honeywell, Inc. (\$154,900)

Ventilating & AC (\$716,446)

Electrical: G & M Electrical Co. (\$1,297,980)

Auditorium Seating: Carroll Seating Co. (\$102,000)

Kitchen Equipment: Servco Equipment Co. (\$246,677)

Sound Equipment: Ancha Electronics, Inc. (\$51,069)

**Construction Start Date:** June 1978

**Completion:** "V" Wing - October 1980 (substantial); Auditorium - February 1981 (substantial)

**Fiscal Year:** 1979

**Project:** McClelland House Addition

**Total Project Budget:** \$22,772

**Architect/Engineer:** In-house

**Project Summary:** Construction of a 24' x 30' addition on the west side of the McClelland House. Project included two offices and a reception area over a basement.

**Contractor(s):** General: Physical Plant Carpenters; Electrical: Physical Plant Electricians

**Construction Start Date:** June 1978

**Completion:** February 1979



**Fiscal Year:** 1980

**Project:** Improvements for Handicapped and Campus Remodeling

**Total Project Budget:** \$123,300

**CDB Project Number:** 823-010-018

**Architect/Engineer:** Cooley-Toberman-Stockbarger

**Project Summary:** Accessibility improvements to bring the university into compliance with Section 504 of the Rehabilitation Act of 1973 including remodeling restroom facilities, building entrances, drinking fountains, fire alarm systems (flashing lights); expand the sculpture studio for Creative Arts in Building "I," storage area and adjacent patio for outdoor sculpture building and metal casting. Bids were received on April 23, 1981.

**Contractor(s):** General - Armstrong Builders (\$74,775)

Plumbing - F. J. Murphy and Sons, Inc. (\$11,526)

Electric - Gibson Electric Co., Inc. (\$7,290)

**Construction Start Date:** May 11, 1981

**Completion:** June 29, 1982 (final)

**Fiscal Year:** 1980

**Project:** Remodel Brookens Library (Improve Acoustics)

**Total Project Budget:** \$145,300

**CDB Project Number:** 823-010-019

**Architect/Engineer:** Cooley-Toberman-Stockbarger  
Brown, Davis, & Mullins

**Project Summary:** This project included the construction of metal stud and drywall office partitions with acoustical ceilings to take the place of partial-height partitions on the second and third levels of the Brookens Library. The partial-height partitioning system was very unsatisfactory due to the sound transmission between offices.

**Contractor(s):** General - R. B. Evans Co. (\$58,581)

Electrical - George Colvin Electric (\$17,935)

Ventilating - Armstrong Co., Inc. (\$11,415)

**Construction Start Date:** October 1980

**Completion:** August 26, 1981 (substantial); June 29, 1982 (final)



**Fiscal Year:** 1980  
**Project:** Energy Conservation  
**Total Project Budget:** \$102,600  
**CDB Project Number:** 823-010-020  
**Architect/Engineer:** Vania Engineering

**Project Summary:** Conversion of existing perimeter roadway lighting to high pressure sodium and the interconnection of the Honeywell Delta 1000 energy management system to the HVAC units in the metal buildings ("A" - "L").

**Contractor(s):** Carmean Electric, Inc.

**Construction Start Date:** October 3, 1980

**Completion:** August 1981 (substantial); October 3, 1981 (final)

**Fiscal Year:** 1981  
**Project:** Building "K" Safety Improvements  
**Total Project Budget:** \$143,000  
**CDB Project Number:** 823-010-021  
**Architect/Engineer:** Graham, O'Shea and Hyde, Architects, Inc.

**Project Summary:** Included extending fire-rated walls to the ceiling in wet laboratory areas, installing new secondary water piping, additional fire detectors, an emergency alarm system, and a new animal vivarium.

**Contractor(s):** General - Alzina Construction Co.  
Plumbing - Baker Plumbing and Heating Co.  
Ventilating - Schmidt Bros., Inc.  
Electric - Mansfield Electric Co.

**Construction Start Date:** May 1981

**Completion:** November 10, 1981 (substantial); August 18, 1982 (final)



**Fiscal Year:** 1981  
**Project:** Campus Land Purchase  
**Total Project Budget:** \$287,500  
**CDB Project Number:** 823-010-022

**Project Summary:** Appropriated funds for this project were released on May 18, 1981. The project included the purchase of 115 acres of real property originally purchased by the Sangamon State University Foundation from Adolph and Rose Lubin, Springfield, IL. This property is contiguous to the north property line of the existing campus. Purchase of this land allowed the Sangamon State University Foundation to forgo its claim to a resulting trust pertaining to income from the Shepherd property and will result in the donation by the Foundation, the remainder of the Lubin property (approximately 46 acres) to the University.

**Completion:** June 1981

**Fiscal Year:** 1981  
**Project:** Soccer Stadium Lighting  
**Total Project Budget:** \$75,000  
**Architect/Engineer:** Hormaz Vania

**Project Summary:** This project includes the purchase and installation of field lighting at the University's soccer stadium which will permit night play (45 foot candles).

MUSCO Lighting, Muscatine, Iowa

**Contractor(s):** Rakers Electric Co., Aviston, IL (\$50,967)

**Construction Start Date:** May 1981

**Completion:** September 1981



**Fiscal Year:** 1981

**Project:** Orchestra Lift/Backstage Lift - PAC

**Total Project Budget:** \$208,000

**Architect/Engineer:** Ferry and Henderson, Architects

**Project Summary:** This project included the fabrication and installation of a hydraulically-operated platform which makes possible the creation of a fore-stage in front of the proscenium opening which can be lowered to create an orchestra pit immediately in front of the stage or if further lowered spaces for 55 additional seats. The backstage lift is a freight elevator which travels from the stage and loading dock level to the lower level of the building.

**Contractor(s):** General - R. B. Evans/Lawrence-Rogers, Ltd. (\$24,845)  
Elevator - Montgomery Elevator Co. (\$145,946)  
Electrical - Mansfield Electric Co. (\$4,425)

**Construction Start Date:** December 1982

**Completion:** December 14, 1983 (final acceptance)

**Fiscal Year:** 1981

**Project:** PAC Auditorium Lighting and Theatrical Equipment

**Total Project Budget:** \$250,000

**Architect/Engineer:** Ferry and Henderson, Architects, Inc.

**Project Summary:** This project was funded from gift monies and included the purchase and installation of lighting, electrical circuits, dimmer equipment, rigging and associated theatrical equipment.

**Contractor(s):** Various theatrical equipment contractors

**Construction Start Date:** March 1981\*

**Completion:** September 1981\*

\*estimated



**Fiscal Year:** 1981  
**Project:** Recreational Field Building  
**Total Project Budget:** \$40,000  
**Architect/Engineer:** In-house and local volunteer

**Project Summary:** This building was constructed to support the youth soccer fields east of the Perimeter Road. The building included restrooms, a concession area, and a storage area for field supplies. This building was paid for by the University Foundation. In exchange for its use, the YMCA soccer program paid the Foundation an annual fee that would pay for the construction of the structure over a ten-year period. At the end of those ten years, the university owned the building.

**Contractor(s):** General - R. B. Evans (\$21,925)  
Plumbing - Mike Williams Plumbing and Heating (\$14,772)  
Electrical - Gibson Electric (\$6,200)

**Construction Start Date:** June 1981

**Completion:** September 1981\*

**Fiscal Year:** 1982  
**Project:** Chiller Optimization and Boiler Control Equipment  
**Total Project Budget:** \$18,585  
**Architect/Engineer:** In-house

**Project Summary:** This project was an energy conservation measure which included optimization control equipment on two 700-ton chillers located in the Brookens Library Building. A Federal grant in the amount of \$5,606 was obtained to participate in this cost.

**Contractor(s):** Honeywell, Inc.

**Construction Start Date:** February 1982

**Completion:** Approximately July 1982

\*estimated



**Fiscal Year:** 1984

**Project:** Corrective HVAC System Improvements

**Total Project Budget:** \$137,000

**CDB Project Number:** 823-010-023

**Architect/Engineer:** Vania Engineering

**Project Summary:** Includes improving the heating, ventilating, and air conditioning systems (HVAC) in existing Building "C," "I," and "L." The project also included a ventilating hood over kilns in the ceramic lab (Building "I"). The areas to be improved include the printing and duplicating area (Building "C") to alleviate the build-up of fumes and to solve reoccurring discomfort; the graphics and sculpture lab (Building "I") to prevent fume build-up and improve air circulation; and the WSSR studio area (Building "L") to improve working conditions because of the heat build-up primarily due to heat-generating radio broadcasting equipment.

**Contractor(s):** Doyle Plumbing and Heating, Jacksonville

**Construction Start Date:** December 1984

**Completion:** September 1985

**Fiscal Year:** 1985

**Project:** Gymnasium Addition - Building "D"

**Total Project Budget:** \$500,000

**Architect/Engineer:** Allied Design Consultants, Inc.  
Edward Long Mechanical

**Project Summary:** This project included the construction of a 10,080 square foot addition to Buildings "D" and "E" which includes a gymnasium, a storage room, and a lobby connecting the new structure to the buildings. The project also included minor remodeling in Building "D."

**Contractor(s):** General - R. D. Lawrence Construction Co. (\$319,000)  
Plumbing - Springfield Mechanical Corp. (\$11,452)  
Heating/Ventilating - E. L. Pruitt Co. (\$14,243)  
Electrical - Mansfield Electric (\$24,628)

**Construction Start Date:** November 1984

**Completion:** October 4, 1985



**Fiscal Year:** 1985  
**Project:** Physical Plant Services Building, Utilities & Site Improvements  
**Total Project Budget:** \$750,100  
**CDB Project Number:** 823-010-024  
**Architect/Engineer:** Maslauskis/Litvan, Architects and Planners, Inc.  
Vania Engineering

**Project Summary:** This project includes the construction of an 8,500 square foot shop building located between Building "B" and Parking Lot "B" (now Parking Lot "A"). The space constructed includes a grounds maintenance shop, a carpenter's shop, a paint shop, an electrician's shop, a maintenance supply storage areas, outside vehicle canopies, and a corporation yard. The project also included underground fuel storage tanks to serve Physical Plant service vehicles and the university motor pool.

**Contractor(s):** General - B & D Building Systems, Inc., Springfield (\$358,376)  
Electrical - George Colvin Electric Co., Inc., Springfield (\$127,732)  
Plumbing - Commercial Mechanical, Inc., Dunlap, IL (\$109,700)  
Fire Protection - David E. McDaniel Co., Inc., Champaign (\$9,910)  
Heating - E. L. Pruitt Co., Springfield (\$52,725)

**Construction Start Date:** August 1985

**Completion:** July 1, 1986 (substantial); January 21, 1987 (final)

**Fiscal Year:** 1985  
**Project:** PAC "V" Wing Roof Repair  
**Total Project Budget:** \$46,000  
**Architect/Engineer:** CDB In-House

**Project Summary:** This project included the removal of existing ballast (stones) on the "V" wing portion of the PAC roof and installation of a new single-ply roof membrane. The roof that was originally installed in 1976 had developed many leaks.

**Contractor(s):** Petry Brothers, Inc., Urbana (\$42,800)

**Construction Start Date:** July 1985

**Completion:** October 1985



**Fiscal Year:** 1986

**Project:** Equipment for Completion of PAC Auditorium

**Total Project Budget:** \$483,100

**CDB Project Number:** 823-010-026

**Architect/Engineer:** Brown, Davis, Mullins & Assoc., Inc.

Ferry & Walton, Architects

Jerrit-Boys, Inc. (stage consultants)

Note: Vince Placentini started stage consulting work but passed away.

**Project Summary:** Includes the purchase and installation of fixed and moveable equipment to increase the capability of the auditorium in the PAC. Project includes stage wing and grand drape sets, rigging (29 lines), counterweights, a backstage freight elevator, lighting and lighting control equipment, a sound system isolation transformer, and other fixed and moveable equipment items which greatly improved the auditorium's performance capability. Two construction phases: Phase I - stage rigging weights and curtain and elevator work; Phase II - all electrical work. Lighting instruments bid separately by SSU.

**Contractor(s):** Phase I - General - Evans Construction Co. (\$125,200)  
Phase II - Electrical - Egizzi Electric (\$207,500)

**Construction Start Date:** Phase I - July 1986; Phase II - January 1987

**Completion:** Phase I - October 15, 1986 (substantial - Evans - stage rigging weights & curtains)  
February 10, 1987 (substantial - Evans - elevator shaft)  
April 28, 1987 (substantial - Egizzi - isolation transformer)  
August 27, 1987 (substantial - Egizzi - all except isolation transformer)  
September 10, 1987 (final acceptance - Egizzi)

**Fiscal Year:** 1986

**Project:** Resurface Tennis Courts

**Total Project Budget:** \$46,000

**Architect/Engineer:** In-house

**Project Summary:** Resurfacing four university tennis courts with asphalt fabric, 2" of I-11 bituminous asphalt, and an acrylic playing surface, and new net posts.

**Contractor(s):** All Weather Courts, Riverton (\$44,473)

**Construction Start Date:** August 1986

**Completion:** October 1986



**Fiscal Year:** 1986  
**Project:** Repair & Renovation - Planning and Miscellaneous Improvements  
**Total Project Budget:** \$160,400  
**CDB Project Number:** 823-010-027  
**Architect/Engineer:** Vania Engineering

**Project Summary:** Project includes an engineering review of the university's mechanical and electrical equipment, preparation of recommendations for repair and replacement of selected equipment, and for needed repairs. Actual replacement/improvement/repair work included the upgrading and replacement of the fire alarm system in Buildings "A" through "L," new exit lights, exterior lighting, and certain rooftop HVAC units.

**Contractor(s):** Haenig Electric Co.

**Construction Start Date:** August 1986

**Completion:** January 14, 1987 (substantial)

**Fiscal Year:** 1987  
**Project:** Energy Conservation Improvements  
**Total Project Budget:** \$18,300  
**CDB Project Number:** 823-010-030  
**Architect/Engineer:** Allied Design Consultants

**Project Summary:** This project includes funds to match a portion of a federal energy grant awarded by the State Department of Energy and Natural Resources. Work includes sealing of sidewalls in Buildings "A" through "L" to reduce air infiltration and for other minor conservation projects. Bids taken for this project were an alternate of project 823-010-028, Repair and Maintenance - Brookens Cooling Tower Roof. Project came in well below budget estimates.

**Contractor(s):** Metal Air Company II (\$8,880)

**Construction Start Date:** November 1986 (actual work started later after materials arrived)

**Completion:** February 18, 1987 (substantial)



**Fiscal Year:** 1987

**Project:** Repair and Maintenance - Mechanical System Improvements

**Total Project Budget:** \$239,400

**CDB Project Number:** 823-010-032 & 823-010-033

**Architect/Engineer:** Vania Engineering (mechanical & electrical)  
Allied Design Consultants, Inc. (architectural)

**Project Summary:** This project includes replacement of major components of the Brookens Library roof which was found to be saturated with moisture and leaking and upgrading electrical distribution panels in the metal buildings. This included installing new switchgear and panel boxes in Buildings "C" and "E" in order to consolidate the numerous electrical panel modifications that have been made to accommodate increased electrical demands. Also included was the replacement of several rooftop HVAC units on the metal buildings.

**Contractor(s):** HVAC - Ferris Brothers, Inc. (\$34,024)  
Electrical - Egizii Electric, Inc. (\$39,377)  
General - Contour Design, Inc., St. Louis (\$102,036)

**Construction Start Date:** HVAC - May 21, 1987; electric - May 21, 1987; roof - July 14, 1987

**Completion:** HVAC - August 24, 1987 (substantial); roof - February 10, 1988 (final)

**Fiscal Year:** 1987

**Project:** Health and Sciences Building Planning

**Total Project Budget:** \$466,700

**CDB Project Number:** 823-010-031

**Architect/Engineer:** Perkins and Will, Chicago  
Environmental Systems Design, Chicago

**Project Summary:** This is a major campus building designed to meet the needs of the biology, chemistry, gerontology, medical technology, nursing, computer sciences, and mathematics academic programs.

**Start Date:** Planning funds were released and architectural design began in April 1988.

**Completion:** Bids were received on March 28 and April 4, 1990.



**Fiscal Year:** 1987  
**Project:** Addition to the Transmitter Building  
**Total Project Budget:** \$107,600  
**Architect/Engineer:** In-house

**Project Summary:** Project included a building addition to the WSSU Mechanicsburg transmitter building, a new signal transmitter, and new cables and antennae. This project just basically replaced the old transmitter which is now used only for backup.

**Contractor(s):** Transmitter - Broadcast Electronics Inc., Quincy (\$64,881)  
General Construction - Vollintine Construction (\$28,390)  
Transmitter line & accessories (\$9,332)

**Construction Start Date:** August 1987

**Completion:** October 30, 1987

**Fiscal Year:** 1988  
**Project:** Repair and Renovation Projects  
**Total Project Budget:** \$239,400 Additional funds left of previous were put into this project.  
**CDB Project Number:** 823-010-036 & 035  
**Architect/Engineer:** Allied Design Consultants - Architect  
Vania Engineering - Mechanical Engineer

**Project Summary:** Repair and maintenance funding. Includes removing existing roofing materials and installing tapered insulation and new EPDM single ply adhered rubber roof on Buildings "D" and "J." Phase II part of project resulted in reroofing Building "E." Project 823-010-035 included the replacement of several rooftop heating and ventilating units on Buildings "A" through "J."

**Contractor(s):** Capital Roofing, Springfield (\$95,400)  
Phase II Building "E" - Petry Bros., Urbana (\$44,850)  
Henson Robinson Co., Springfield (\$100,203)

**Construction Start Date:** Roofs - August 1988 ("D" & "J"); "E" - November 1988 authorization; actual work began spring 1989; rooftop units - October 1988\*

**Completion:** Roofs - "D" & "J" - March 29, 1989 (substantial); "E" - July 1989  
Rooftop units - April 1989

\*estimated



**Fiscal Year:** 1988  
**Project:** Brookens Library Improvements  
**Total Project Budget:** \$455,300  
**CDB Project Number:** 823-010-034  
**Architect/Engineer:** Ralph Hahn and Associates

**Project Summary:** This project included expanding bookstack capacity on library level 4 by the removal of classroom partitions, installation of "compact" shelving in the archives (level 1), construction of more permanent-type office partitions on level 4 and on level 2, installation of a public address system, construction a new building entrance and a new library entrance (with push button power door) on level 2 of the library from the faculty office/classroom side of the building.

**Contractor(s):** General - R. L. Vollintine Construction (\$280,770)  
Electrical - George Colvin Electric, Inc. (\$76,247)  
HVAC - Henson Robinson Co. (\$12,986)

**Construction Start Date:** February 7, 1989

**Completion:** October 1989

**Fiscal Year:** 1989  
**Project:** Inner Ring Road  
**Total Project Budget:** \$50,000  
**Architect/Engineer:** Collins and Rice, Inc.

**Project Summary:** Construction of a 6" crushed stone roadway with an A-2 oil and chip surface from parking lot "D" to south Shepherd Road.

**Contractor(s):** Calhoun County Contractors (\$47,200)

**Construction Start Date:** October 1988

**Completion:** November 1988\*

\*estimated



**Fiscal Year:** 1990  
**Project:** Health and Sciences Building  
**Total Project Budget:** \$8,773,500 (not including \$466,700 FY87 planning funds)  
**CDB Project Number:** 823-010-031  
**Architect/Engineer:** Perkins and Will, Chicago  
Environmental Systems Design, Chicago

**Project Summary:** This a major campus building designed to meet the needs of the biology, chemistry, gerontology, medical technology, nursing, computer sciences, and mathematics academic programs. A fact sheet describing more detailed components of the building is attached.

**Contractor(s):** General - Evans Construction Co. (\$4,522,000)  
Electrical - Bodine Electric (\$1,076,500)  
Plumbing - Petersburg Plumbing & Heating (\$511,252)  
Heating - Petersburg Plumbing & Heating (\$1,110,622)  
Ventilating - Thomas/E. L. Pruitt (\$793,300)  
Fire Protection - David E. McDaniel, Champaign (\$66,912)

**Construction Start Date:** June 26, 1990

**Completion:** Building occupied January 6-17, 1992. Actual substantial completion certificates were issued in June of 1993. Final completion certificates were much later due to building problems.

**Fiscal Year:** 1990  
**Project:** Patton Park  
**Total Project Budget:** \$75,000  
**Architect/Engineer:** Collins and Rice, Inc.

**Project Summary:** This project includes the development of a plaza or park area on the north side of the Brookens Library. Work includes concrete paving, lighting, planters, benches, and landscaping. Funds for this project were donated by Kathryn and Fred J. Patton.

**Contractor(s):** Sankey Construction (\$62,964)

**Construction Start Date:** April 1990

**Completion:** September 1990



**Fiscal Year:** 1990

**Project:** Repair and Maintenance - HVAC Roof Replacement; Roof Replacement "G" & "F"

**Total Project Budget:** \$239,400

**CDB Project Number:** 823-010-037 & 038

**Architect/Engineer:** Allied Design Consultants, Inc.  
Vania Engineering

**Project Summary:** This project is divided into two parts. Part 1 (037) includes rooftop HVAC unit replacement on Buildings "A" - "L." The second part includes roof replacement on Buildings "G" and "F."

**Contractor(s):** Part 1 - Henson Robinson Co. (\$45,957)  
Part 2 - Meyer Roofing, Inc. (\$161,300)

**Construction Start Date:** Part 1 - August 7, 1990; Part 2 -

**Completion:** December 1990 (substantial); April 1991 (final)

**Fiscal Year:** 1990

**Project:** PAC Elevator - Tower II

**Total Project Budget:** \$90,000

**Architect/Engineer:** Ralph Hahn and Associates

**Project Summary:** This project included the installation of a passenger elevator in tower 2 of the Public Affairs Center. The original plan called for an elevator in this tower; however, because of inadequate availability of construction funds at that time the elevator was eliminated from the project.

**Contractor(s):** Montgomery Elevator Company (\$97,442)

**Construction Start Date:** April 1990

**Completion:** October 1990



**Fiscal Year:** 1990

**Project:** Student Housing (north)

**Total Project Budget:** \$1,458,350

**Architect/Engineer:** Hired by Developer - Saul Dien & Assoc., St. Louis, MO

**Project Summary:** This project included the construction of twenty-four apartments which will accommodate 95 students. The wood frame buildings are located on the south side of campus adjacent to Parking Lot "A."

**Contractor(s):** Developer: Monte Siegreest, Taylorville  
Electrical: Oller Electric

**Construction Start Date:** March 1990

**Completion:** August 15, 1990

**Fiscal Year:** 1990

**Project:** Service Access Road and Sidewalks

**Total Project Budget:** \$120,000

**Architect/Engineer:** Hanson Engineers, Inc.

**Project Summary:** This project included the extension of a service road from existing Parking Lot "A" and the construction of a limited number of short term, handicap, and service vehicle parking spaces in the "center" of the Monte Siegrist housing project. Also included was the construction of sidewalks and lighting connecting the housing to the campus pedestrian system.

**Contractor(s):** General: Perry Broughton Trucking Co. (\$106,553)

**Construction Start Date:** July 1990

**Completion:** September 1990



**Fiscal Year:** 1990

**Project:** Stadium Parking Lot

**Total Project Budget:** \$20,000\*

**CDB Project Number:** N/A

**Architect/Engineer:** In-house

**Project Summary:** This 130' x 480' (200 spaces) parking lot was almost entirely constructed by the university grounds crew. When the inner ring road was constructed, the contractor was employed to place earth fill in the area of the parking lot. Subsequently, a geotechnical fabric was installed by the grounds crew. CA-6 rock was then placed over the area and graded to a thickness of approximately 5" and rolled by the grounds crew. Later an A-2 oil and chip surface was applied.

**Construction Start Date:** July 1989

**Completion:** September 1989

**Fiscal Year:** 1991

**Project:** Repair and Renovation - "H" & "I" Roof Replacement

**Total Project Budget:** \$239,400

**CDB Project Number:** 823-010-040

**Architect/Engineer:** Allied Design Consultants

**Project Summary:** Removal and replacement of roofing membranes on Buildings "H" and "I." The roofing project used only a portion of the budget. The balance of the budget was saved and put together with the balance of FY91 Repair and Renovation funding for the Building "K" roof replacement and remodeling. The actual amount of the repair and renovation appropriation for FY91 was \$487,800 (two years at \$239,400/year). However, only \$239,400 was released in FY91. The balance was released in FY93.

**Contractor(s):** Henson Robinson Co., Springfield (\$87,447)

**Construction Start Date:** July 29, 1991

**Completion:** December 10, 1991 (substantial)

\*estimated



**Fiscal Year:** 1991  
**Project:** Health and Sciences Building Equipment and Site Improvements  
**Total Project Budget:** \$1,384,800  
**CDB Project Number:** 823-010-039  
**Architect/Engineer:** Crawford, Murphy & Tilly, Inc. (site only)

**Project Summary:** This project was separated into two components. 1. The site improvement component (\$549,200) includes an entrance roadway and a 140-car parking lot located to the west of the building. A service drive and handicapped and short term parking areas were constructed on the east side of the building. Also included is an attractive outdoor courtyard on the south side of the building as well as exterior lighting and landscaping. 2. The equipment component (\$835,600) included the purchase and installation of all classroom, office, laboratory, lounge, and specialized science equipment. Approximate budgets for the equipment were: general classroom and lab equipment - \$61,040; specialized science lab equipment - \$512,251; computer equipment - \$143,192; lounge and general use - \$16,262; office - \$57,507; media - \$25,571; miscellaneous - \$15,995.

**Contractor(s):** Site improvements: General - Sankey Construction Inc. (\$410,595)  
Electric - Mansfield Electric Co.

**Construction Start Date:** August 1991

**Completion:** January 24, 1992 (substantial)

**Fiscal Year:** 1991  
**Project:** Expansion of Parking Lot "E"  
**Total Project Budget:** \$48,870  
**Architect/Engineer:** In-house

**Project Summary:** Grade, install 6" crushed stone base, concrete curbs, and 2" asphalt overlay to expand Parking Lot "E" to the south to accommodate an additional 28 parking spaces.

**Contractor(s):** Western Asphalt, Inc. (\$27,870) General  
Haenig Electric, Inc. (\$21,000) Electric

**Construction Start Date:** July 1990

**Completion:** August 1990 (substantial)  
January 1991 (electric lighting)



**Fiscal Year:** 1991  
**Project:** Henry R. Barber Observatory  
**Total Project Budget:** \$82,000  
**Architect/Engineer:** In-house

**Project Summary:** Project included the construction of an astronomical observatory facility for advanced study and research. The project consists of a 16' x 16' observing room with an observatory dome, a 19' x 20' research laboratory, and an outdoor concrete patio for auxiliary telescopes.

**Contractor(s):** Monte Siegrist, Taylorville

**Construction Start Date:** October 1990

**Completion:** August 1991

**Fiscal Year:** 1992  
**Project:** Campus Improvements Project  
**Total Project Budget:** \$1,416,100  
**CDB Project Number:** 823-010-042  
**Architect/Engineer:** Ralph Hahn and Associates

**Project Summary:** This project includes remodeling improvements including Brookens fourth floor office improvements, PAC studio theater completion, PAC concourse improvements, PAC lobby expansion and coatroom, handicap access improvements in Brookens and PAC, and a service drive and parking area serving student housing III (south court). Equipment for studio theater was also included (approximately \$25,000). Project was completed in two parts. Part 1 included the service drive and parking lot. Part 2 included all other remodeling/improvements. A portion of the appropriation for this project was transferred to the Building "K" project for HVAC units. Another portion (approximately \$15,000) was allocated for an asbestos survey in the PAC, Brookens Library, and Building "K."

**Contractor(s):** Part 1: General - P. H. Broughton, Springfield (\$111,000); Electrical - Progressive Electric Co. (\$26,453); Total \$137,453  
Part 2: General - R. D. Lawrence, Springfield (\$579,400); Plumbing - F. J. Murphy, Springfield (\$21,900); Ventilation - Henson Robinson Co., Springfield (\$75,694); Electrical - B & B Electric, Springfield (\$207,290); Total \$884,284

**Construction Start Date:** Part 1 - June 1992; Part 2 - April 6, 1993

**Completion:** Part 1 - August 1992; Part 2 - February 1, 1994 (substantial)



**Fiscal Year:** 1992

**Project:** WSSU Griggsville Repeater Station

**Total Project Budget:** \$258,000

**Architect/Engineer:** In-house

**Project Summary:** This project was to construct a repeater station to extend WSSU's public radio signal coverage west from Jacksonville, IL to a coverage area approximately 80 miles in west central Illinois.

**Contractor(s):** Transmission lines - Harris Corp., Quincy (\$10,338)  
Antenna - Dialectric Communication, Raymond, ME (\$13,990)  
Electronic Equipment - Broadcast Electronics, Quincy (\$79,474)  
Fencing - Goodman Fence, Springfield (\$5,640)  
Building - Rufnek Building Corp., Denton, TX (\$21,135)  
Tower - Central Tower Inc., Newburgh, IN (\$77,831)  
Roadway rock - Callander Construction, Pittsfield (\$6.25/ton)

**Construction Start Date:** October 1992

**Completion:** January 4, 1993

**Fiscal Year:** 1993

**Project:** Repair and Maintenance - Remodel Building "K", Phase I and Phase II

**Total Project Budget:** \$482,707 Phase I; \$177,200 Phase II

**CDB Project Number:** 823-010-043

**Architect/Engineer:** Allied Design Consultants, Inc.  
Edward J. Long Associates, Engineers

**Project Summary:** Phase I of this project included replacing the roof, replacing certain HVAC rooftop units, and interior remodeling in the north portion of the building. Phase II of this project included interior remodeling in the south and west portions of Building "K."

**Contractor(s):** Phase I: General - R. L. Vollintine, Springfield (\$220,000); Electrical - B & B Electric Co. (\$31,810); HVAC - Henson Robinson Co. (\$85,580); Total - \$337,390  
Phase II: General - R. L. Vollintine, Springfield (\$101,700); Electrical - Anderson Electric (\$39,400); HVAC - Henson Robinson Co. (\$32,472); Total - \$173,572

**Construction Start Date:** January 1993

**Completion:** November 15, 1993 (substantial)



**Fiscal Year:** 1993  
**Project:** Campus Utility Improvements  
**Total Project Budget:** \$859,200  
**CDB Project Number:** 823-010-044  
**Architect/Engineer:** Crawford, Murphy, & Tilly

**Project Summary:** This project was divided into two parts. Part 1 includes the design and construction of a new underground primary electrical system to serve Buildings "A" through "L" including all pad-mounted switches and all underground conduit and manholes and handholes for both high voltage cable and for fiber optic cable. Also included was electric submeters and a Barber-Colman system for posting submeter readings to the energy management computer. The fiber optic portion of the project was implemented by the State of Illinois Central Management Services Telecom Department. The fiber optic portion of the budget included the purchase of equipment by the University including HUBS, servers, and network cards

High voltage portion of the budget - \$524,950  
Fiber optic portion of the budget - \$334,250

**Contractor(s):** High voltage portion - Anderson Electric Co., Springfield (\$414,600)  
Fiber optic portion - Consolidated Communications (\$185,612)

**Construction Start Date:** Part 1 - June 1993; Part 2 - September 1993

**Completion:** Part I - March 1994; Part 2 - May 1994

**Fiscal Year:** 1993  
**Project:** Asphalt Overlay - Inner Ring Road  
**Total Project Budget:** \$32,570  
**Architect/Engineer:** In-house

**Project Summary:** Grade, prime, and install 2" asphalt overlay on two eleven foot wide traffic lanes on the inner ring road.

**Contractor(s):** Sankey Construction Inc., Springfield (\$32,570)

**Construction Start Date:** August 1993\*

**Completion:** October 1993\*

\*estimated



**Fiscal Year:** 1993

**Project:** Student Housing III and Commons Building

**Total Project Budget:** \$2,159,460

**Architect/Engineer:** Developer: Briarwood Development Co., Carmel, IN  
Architect (hired by developer) TGS Architects, Inc., Indianapolis, IN

**Project Summary:** This project included the construction of 32 four-bedroom apartments and a commons building serving this and other on-campus housing facilities.

**Contractor(s):** Briarwood Development Co. (developer/owner)  
Electrical by Briarwood  
Plumbing - E. L. Pruitt, Co.  
Heating and AC - E. L. Pruitt, Co.

**Construction Start Date:** April 1992

**Completion:** August 15, 1992 (housing); November 1992 (commons)

**Fiscal Year:** 1994

**Project:** Shower/Locker/Concession Building

**Total Project Budget:** \$290,000

**Architect/Engineer:** Allied Design Consultants, Inc.

**Project Summary:** This project included the design and construction of a locker/shower/concession and restroom building adjacent to Kiwanis field in the south portion of the campus. The facility provides basic shower, locker, and restroom needs of soccer teams and fans and for future tennis, softball, and other recreational facility needs in the general area.

**Contractor(s):** General: Murray Construction (\$130,468)  
Plumbing: L & L Mechanical (\$60,614)  
Electric: Lindsey Electric (\$32,519)  
Ventilating: E. L. Pruitt, Co. (\$6,150)

**Construction Start Date:** April 15, 1994

**Completion:** August 1994



**Fiscal Year:** 1994  
**Project:** ADA Compliance Improvements  
**Total Project Budget:** \$470,800  
**CDB Project Number:** 823-010-500  
**Architect/Engineer:** Ralph Hahn and Associates

**Project Summary:** Physical improvements needed to comply with the Americans with Disabilities Act (ADA) including modifications to elevator controls, fire alarm visual signals, selected restroom improvements, replacement of door knobs with levers, braille signage. access improvements to classrooms and conference rooms, drinking fountain improvements, push button power door improvements in selected areas, railings along ramped sidewalks, concrete walks in soccer stadium area, concrete spaces in gravel parking areas, assisted hearing equipment for the Studio Theater, and some exterior signage.

**Contractor(s):** General: R. D. Meyers & Associates (\$224,290)  
Plumbing: Springfield Mechanical Corporation (\$46,233)  
Electric: Progressive Electric (\$179,265)

**Construction Start Date:** April 28, 1995

**Completion:**

**Fiscal Year:** 1994  
**Project:** Repair and Renovation  
**Total Project Budget:** \$236,000  
**CDB Project Number:** 823-010-046  
**Architect/Engineer:** Allied Design Consultants

**Project Summary:** FY94 repair and maintenance appropriation was not released until FY95. FY94 funds were used to replace the roof on Buildings "A," "B," and "C" and to plan for the rest of the project to be implemented with both FY94 and FY95 repair and maintenance funding including: Building "A" remodeling for health services, McClelland House addition, remodeling Building "I," and classroom lighting improvements.

**Contractor(s):** General "A," "B," and "C" roof - Capitol Roofing Co. (\$143,483)

**Construction Start Date:** October 1994

**Completion:** Substantial - February 20, 1995



**Fiscal Year:** 1995  
**Project:** Chiller Retrofit and Energy Conservation  
**Total Project Budget:** \$965,700  
**CDB Project Number:** 823-010-045  
**Architect/Engineer:** Henneman, Raufeisen and Associates, Inc.

**Project Summary:** Project includes replacing or retrofitting the two 700-ton chillers located in the Brookens Library, replacing the existing Honeywell energy management computer with a Direct Digit Control (DDC) system, and certain exterior lighting improvements.

**Contractor(s):** Project not yet bid.

**Construction Start Date:**

**Completion:**

**Fiscal Year:** 1995  
**Project:** Repair and Renovation  
**Total Project Budget:** \$236,000  
**CDB Project Number:** 823-010-046  
**Architect/Engineer:** Allied Design Consultant

**Project Summary:** This year's repair and maintenance funding was combined with FY94 repair and maintenance funding to implement the following projects: Building "A" remodeling for health services, McClelland House addition, remodeling Building "I," and classroom lighting improvements.

**Contractor(s):** General: Siciliano, Inc. (\$149,870)  
Plumbing: E. L. Pruitt (\$31,776)  
Ventilating: Neuhoff Heating & Air Conditioning (\$18,580)  
Electrical: B & B Electric (\$68,960)

**Construction Start Date:** April 12, 1995

**Completion:** Project not yet completed.



**Fiscal Year:** 1995  
**Project:** Emergency Telephone System  
**Total Project Budget:** \$80,000  
**Architect/Engineer:** In-house

**Project Summary:** This project includes the purchase and installation of twelve emergency telephones at various campus locations. By pushing a single button, the telephone will automatically dial the university police office to enable the caller to get an immediate response to their problem.

**Contractor(s):** Progressive Electric (\$77,910)

**Construction Start Date:** May 1995

**Completion:** Project not yet completed.

**Fiscal Year:** 1995  
**Project:** Resurfacing Parking Lot "A"  
**Total Project Budget:** \$220,000  
**Architect/Engineer:** Coombe-Bloxdorf, P. C.

**Project Summary:** Project includes resurfacing and improving parking lot "A" including repairing existing base, improving drainage conditions, installing curbs along the service drive, providing a 1-1/2" asphalt overlay, and restriping parking spaces and crosswalks.

**Contractor(s):** P. H. Broughton (\$174,899)

**Construction Start Date:** May 20, 1995

**Completion:**



**Fiscal Year:** 1995

**Project:** Underground Storage Tank Improvements

**Total Project Budget:** \$36,600

**CDB Project Number:** 651-050-673

**Architect/Engineer:** Moss, Johnson, & Associates, Ltd.

**Project Summary:** Includes removing and replacing 1,000-gallon UST for emergency generator in Brookens Library, removing and replacing 560-gallon UST for WSSU in Mechanicsburg, installing tank monitoring devices on existing tanks in physical services building area, and installing secondary containment for the Health and Sciences Building emergency generator.

**Contractor(s):** Project not yet bid.

**Construction Start Date:**

**Completion:**

**Fiscal Year:** 1995

**Project:** Bicycle/Pedestrian Path - LLCC-SSU

**Total Project Budget:** \$332,000

**Architect/Engineer:** Hanson Engineers, Inc.

**Project Summary:** This project includes the construction of three bicycle/pedestrian path segments between the campuses of Sangamon State University and Lincoln Land Community College. Segment one is a 3,100-foot path between the two campuses including pathway lighting and a bridge over the LLCC creek. Segment two includes a 300-foot connecting path on the LLCC campus and a 900-foot path on the north side of the SSU campus. Segment three is the resurfacing of an existing 750-foot bike path on the north side of the SSU campus. Funding for 80% of the project is from Federal Department of Transportation under the Transportation Enhancement Program.

**Contractor(s):** Project not yet bid.

**Construction Start Date:**

**Completion:**



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