

**ILLINOIS STATE  
UNIVERSITY**

**BOARD OF  
TRUSTEES**

**Resolution No. 2025.12/43**  
**Authorization of**  
**Expenditures for South**  
**Campus Housing-Dining**  
**Project Pre-Construction**  
**Services**

**Resolution**

Whereas, on-campus housing and dining play a central role in shaping the campus experience for current and prospective students, as well as their families, and competition for new students and transfer students has become increasingly challenging over the past ten years and is predicted to become more competitive,

Whereas, over the last two decades, due to the age, limited functionality, and significant deferred maintenance costs to ensure a quality and safe housing experience for our students, the University was faced with making significant changes to its residential housing program that resulted in the loss of over 1,100 (16%) beds. Current occupancy is 6,700 and

Whereas, in 2017, UHS hired Brailsford & Dunlavy to conduct an ISU Housing Feasibility Study that recommended the University construct new residence halls to house approximately 1,200 students, along with expanding much-needed campus dining services to serve the higher population of students required to live and dine on campus, and

Whereas, in 2022, UHS contracted with Mackey Mitchel Architects and Gilbane Building Company to provide design and preconstruction services for a 900-bed residential hall and a 450-seat dining center, and the design was placed on hold near the completion of design development. This resolution seeks approval to resume and complete design and pre-construction services composed primarily of architectural and engineering planning and design, pre-construction services, commissioning, and the final preparation of the required documents needed to seek construction bid(s). This phase of the project is expected not to exceed \$8 million, which was previously approved at the Board of Trustees meeting in May of 2022:

Therefore, be it resolved that the Board of Trustees authorizes the project to continue with Pre-Construction Services at the former site of Atkin-Colby and Hamilton-Whitten Residence Halls and Feeney Dining Center, and directs the University administration to establish a budget and appoint architects and engineers, and other necessary project consultants.

Board Action on:	_____	Postpone:	_____
Motion by:	_____	Amend:	_____
Second by:	_____	Disapprove:	_____
Vote:	Yeas: _____ Nays: _____	Approve:	_____

ATTEST: Board Action, December 12, 2025

Secretary / Chairperson

**Board of Trustees**  
**Illinois State University**  
**Authorization of Expenditures for South Campus Housing-Dining Project Pre-Construction Services**

**Housing Background**

University Housing Services (UHS) at Illinois State University serves as a model for developing inclusive living learning environments in which students prepare to serve the world in positive and transformative ways. The UHS Mission Statement strives to connect students, build relationships, and inspire futures. Illinois State University has a long history of requiring students to live on campus, based on student development theory supported by research indicating that living on campus for two years is educationally beneficial and socially developmental for first-time in college students.

Over the last two decades, due to the age, limited functionality, and significant deferred maintenance costs, the University faced making significant changes to its residential housing program, resulting in the loss of over 1,100 beds (or 16%). This reduction in available housing capacity happened in parallel with a significant increase in the size of freshman classes. Together, these two trends have placed substantial pressure on University Housing Services and Dining Services to serve the required housing and dining needs of our student population.

**Event Management, Dining, and Hospitality (EMDH) Background**

Event Management, Dining, and Hospitality (EMDH) offers a comprehensive range of services designed to enhance the student experience by providing nutritionally balanced and high-quality menu options, as well as accommodations for individuals with specific dietary and nutritional needs. EMDH oversees both dining centers on campus, including Marketplace at Linkins and Watterson Dining Commons (WDC), as well as retail dining venues located in the Bone Student Center and throughout campus.

At the start of this academic year, 5,800 students living in the residence halls were required to have a meal plan. Additionally, 2,250 students living at Cardinal Court, University Apartments, and off-campus residential facilities voluntarily selected to purchase a meal plan at the start of the fall semester.

The University has made significant changes to the dining centers on campus. Constructed in 1967, WDC underwent renovations in 1995, 2009 and was most recently upgraded to the servery spaces in 2023. Marketplace at Linkins was built in 1964 and underwent its most recent renovation in 2006. Since 2009, the University has decommissioned two of the four campus dining centers (Vrooman and Feeney), resulting in WDC providing over 70 percent of all meals served on the Illinois State University campus.

Expanding the residential housing program to include additional bed options will necessitate a third dining center to provide food service to students who will be required to have a meal plan. An additional dining center will relieve capacity pressure at Watterson Dining Center, especially during peak periods when most students are attending class on or near the campus quadrangle. The dining center will be a convenient option for students living near the new residence hall complex and will likely result in an increase in student demand for off-campus meal plans.

**South Campus Housing and Dining Project Genesis**

In 2017, UHS issued a Request for Proposal (RFP) and hired Brailsford & Dunlavey to conduct an ISU Housing Feasibility Study. This 2018 feasibility study recommended that the University construct new residence halls to house up to 1,200 students and add additional dining to support on-campus student dining needs. Given the timeframe since the initial feasibility study, the services of Brailsford & Dunlavey were secured again in 2021 to review and update all data and assumptions regarding the feasibility of the housing and dining project reaching the same recommendations to build new residence halls housing up to 1,200 students and a new dining space to support student needs.

Based on the preliminary project budget estimate to plan, design, and construct the desired 900-bed residential hall and a 450-seat dining center at the former south campus location is as follows:

Total Estimated Housing Project Costs	\$175,000,000
Total Estimated Dining Project Costs	<u>\$25,000,000</u>
<b>Total</b>	<b>\$200,000,000</b>

This resolution seeks approval to resume the first phase of the AFS project, identified as Pre-Construction Services, which is primarily composed of architectural and engineering planning and design, preliminary construction project management, commissioning, and cost estimation, as well as the final preparation of the required documents necessary to solicit public construction bids. This phase of the project is expected not to exceed \$8 million.

#### **Resource Requirements**

*(includes costs incurred to date)*

A/E Design Fees	\$6,500,000
Pre-Construction Fees	\$700,000
Contingency	<u>\$800,000</u>
<b>Total Project Pre-Construction Costs – Not to exceed</b>	<b>\$8,000,000</b>
<i>(included in the total project costs of \$200,000,000)</i>	

#### **Source of Funding**

Auxiliary Facility System (AFS) Resources