



# BOARD OF TRUSTEES

*Illinois State University*

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**Resolution Number 2026.07/31**

**Authorization to Replace the Exterior of 302 School Street after Significant Rain Events**

**Resolution**

Whereas, significant rain events impacted Illinois State University during the spring of 2026, and

Whereas, 302 School Street is a three-story apartment-style residential building owned and operated by Illinois State University, and

Whereas, because of its low price point, close proximity to campus, and the reliability of being a University-owned residence, this apartment building is a desirable space for many students who are not required to live in the traditional residence halls, including transfer, upper-level, and international students, and

Whereas, responsible building stewardship includes providing residential students buildings that are in good condition and visually appealing.

Therefore, be it resolved that the Board of Trustees authorizes a capital project to repair and replace the exterior of 302 School Street after experiencing water damage at a cost not to exceed \$1.1 million.

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*For Office of the President use only:*

**Board Action on** \_\_\_\_\_  
**Motion by** \_\_\_\_\_  
**Second by** \_\_\_\_\_  
**Vote** \_\_\_\_\_ Yeas, \_\_\_\_\_ Nays

ATTEST: Board Action, July 24, 2026

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Secretary / Chairperson

**Board of Trustees**  
**Illinois State University**  
**Authorization to Replace the Exterior of 302 School Street after Significant Rain Events**

**Background**

302 School Street is a three-story, 25,000 square foot apartment building that sits at the southeast corner of School and Willow Streets. The building was constructed in 1984 and spent the first half of its life as a privately-owned apartment building. It was purchased by the University in 2012 and has been administered and operated by University Housing Services ever since. The building has 24 separate apartments, with two double-occupied bedrooms each. It can accommodate 96 residents each academic year. The building is a desirable option for students who are no longer covered by the University's two-year live-on requirement but wish to remain close to campus. Additionally, international students or transfer students who seek a "soft landing" with a furnished apartment at an affordable price point find it very advantageous. Over the last 14 years, University Housing Services regularly receives more applications for this building than can be accepted.

**Justification**

302 School Street has had a longer service life than many of its contemporaries. As a result, some of its building systems are due for repair or replacement. The exterior of the building has reached the end of its useful life and should be replaced to ensure the safety of the building interior.

Thanks to high University enrollment, this building is still in high demand. In addition, because of thoughtful maintenance and responsible stewardship, the rest of the building is in good condition. As a result, repairing the existing structure is a more cost-effective and time-effective solution than replacing the entire building.

**Project Scope**

This project proposes replacing all current windows, siding, and exterior sheathing of 302 School Street. Some interior drywall work and painting repair will be needed where the removal of old windows damages the interior. Incidental replacement of insulation or vapor barrier is included, where warranted.

**Project Development**

University Housing Services and Facilities Maintenance are seeking authorization to replace the exterior of 302 School Street due to water damage. To ensure the timely return of the affected facilities to full operational status, a contract will be issued to a construction vendor in accordance with State emergency procurement requirements.

**Project Resource Requirements**

*Table 1: Total Project Cost*

| ITEM                                      | AMOUNT             |
|-------------------------------------------|--------------------|
| Construction                              | \$980,000          |
| Contingency                               | \$120,000          |
| <b>TOTAL PROJECT COST – not to exceed</b> | <b>\$1,100,000</b> |

Source of Funding: AFS System Housing Resources