

**ILLINOIS STATE  
UNIVERSITY**

**BOARD OF  
TRUSTEES**

**Resolution No. 2021.10/38**  
**FY2022 Operating Budget**

**Resolution**

Whereas, the Board of Trustees of Illinois State University (*the "Board"*) has the authority to approve Illinois State University's (*the "University"*) annual operating budget, and

Whereas, the Illinois Board of Higher Education policies stipulate that the Board of Trustees shall approve an official budget for fiscal year 2022 ("*FY2022*") by source of funds, object and function, and

Whereas, the Board took action at its May 7, 2021 meeting authorizing expenditures from tentative budget allocations until State appropriations for FY2022 are known:

Therefore, be it resolved that the Board of Trustees approves the FY2022 Budget for Operations totaling \$556.8 million as shown in Table 1, Table 2, and Table 3, which are attached hereto and incorporated herein.

Board Action on: \_\_\_\_\_  
Motion by: \_\_\_\_\_  
Second by: \_\_\_\_\_  
Vote: Yeas: \_\_\_\_\_ Nays: \_\_\_\_\_

Postpone: \_\_\_\_\_  
Amend: \_\_\_\_\_  
Disapprove: \_\_\_\_\_  
Approve: \_\_\_\_\_

ATTEST: Board Action, October 15, 2021

\_\_\_\_\_  
Secretary/Chairperson

**Board of Trustees  
Illinois State University  
FY2022 Operating Budget**

Background. In FY2004, the Illinois Board of Higher Education (IBHE) adopted several new policies related to fiscal accountability in higher education. One policy calls upon each public university governing board to review and approve an official budget each fall. The IBHE policy requires the budget be approved by source of funds, by functional expenditures and by objects of expenditure. Moreover, the specific functions and objects of expenditure are defined by the IBHE. Those definitions are provided in Appendix A.

The University's major sources of funds can be grouped into two broad classifications— unrestricted purpose funds and restricted purpose funds. Unrestricted purpose funds are those that the University has the most discretion in allocating among its instruction, public service, research and academic and institutional support functions. These funds include:

- **State Appropriated Funds.** Funds appropriated to Illinois State University annually by the General Assembly and approved by the Governor for ordinary operational expenses.
- **University Income Fund.** Include annual tuition revenue, Academic Enhancement Fee and miscellaneous operational and instructional fees.

State appropriated funds and the University Income Fund are aggregated and collectively budgeted as General Revenue Funds.

Restricted purpose funds are those funds whose use is restricted either by a granting agency, legislative statutes and rules, or by other contractual commitments. These funds include:

- **Bond Revenue (Auxiliary Facilities System – AFS):** Revenues that are derived from the operation of facilities constructed with proceeds from debt issued by the University, such as residence halls and dining centers. The revenue is used both for operations of the unit and to repay the debt to the bond holders. These funds cannot be used for other purposes.
- **Grants and Contracts:** Includes funds that are awarded to individual faculty or staff members for research projects or institutional improvement. Funds may come from federal, state or local grant foundations and are governed by individual guidelines of the grantor.
- **Other Local Funds:** Includes monies generated by self-supporting units such as the University Farm, monies from student fees such as the athletic fee, and monies generated by charging a course material fee. These funds are restricted in use to the specific purpose for which they are charged. In other words, revenue generated from a course material fee must be used to purchase materials for this same course in the future. These funds are sometimes referred to as “Agency Funds.”
- **Higher Education Emergency Relief Fund (HEERF):** Federal Coronavirus (COVID-19) emergency grants for Postsecondary Education:
  - CARES/HEERF I (Coronavirus Aid, Relief, and Economic Security Act,)
  - CRRSSA/HEERF II (Coronavirus Response and Relief Supplemental Appropriations Act, 2021.)
  - ARP/HEERF III (American Rescue Plan.)
- **State College and University Trust Fund:** Revenue is from fees generated by the University's proportion of collegiate license plates sold; distributed, subject to appropriation by the General Assembly, to each university or college for the sole purpose of scholarship grant awards to residents of the State of Illinois.

## Context

Table 1 includes a summary of the FY2021 budget and actual revenues by fund source in order to provide a context for the proposed FY2022 operating budget. Also provided is the dollar and percentage change between the FY2021 budget and the FY2022 proposed budget.

<b>Table 1</b>							
<b>Illinois State University</b>							
<b>Fiscal Year 2021 Budget and Actual Revenues and Fiscal Year 2022 Proposed Budget</b>							
(in thousands of dollars)							
Source of Funds	FY2021			Proposed FY2022		FY2021-FY2022	
	Fiscal Year 2021 Budget <sup>1</sup>	Actual Revenue	Percent of Total	Fiscal Year 2022 Budget	Percent of Total	Dollar Change	Percent Change
<b>Unrestricted</b>							
State Appropriation	\$ 69,619	\$ 69,619	14%	\$ 69,619	13%	\$ -	0.0%
University Income Fund	\$ 224,381	\$ 224,800	47%	\$ 225,781	41%	\$ 1,400	0.6%
Debt Proceeds COPS	\$ -	\$ -		\$ 15,000	3%	\$ 15,000	100.0%
Subtotal	\$ 294,000	\$ 294,419	61%	\$ 310,400	56%	\$ 16,400	5.6%
HEERF Proceeds- Institutional	\$ 4,273	\$ 4,273	1%	\$ 11,000	2%	\$ 6,727	157.5%
Subtotal	\$ 298,273	\$ 298,692	62%	\$ 321,400	58%	\$ 23,127	7.8%
<b>Restricted</b>							
Bond Revenue Operations	\$ 94,250	\$ 70,100	15%	\$ 104,650	19%	\$ 10,400	11.0%
Grants and Contracts	\$ 38,500	\$ 34,400	7%	\$ 35,000	6%	\$ (3,500)	-9.1%
Other Local Funds	\$ 60,500	\$ 48,600	10%	\$ 62,600	11%	\$ 2,100	3.5%
HEERF Proceeds - Institutional	\$ 16,847	\$ 16,847	4%	\$ 11,000	2%	\$ (5,847)	-34.7%
HEERF Proceeds - Student Aid	\$ 12,273	\$ 12,273	3%	\$ 22,100	4%	\$ 9,827	80.1%
State College and University Trust Fund (collegiate license plate revenue)	\$ 25	\$ 24	0%	\$ 25	0%	\$ -	0.0%
Subtotal	\$ 222,395	\$ 182,244	38%	\$ 235,375	42%	\$ 12,981	5.8%
<b>Total</b>	<b>\$ 520,667</b>	<b>\$ 480,935</b>	<b>100%</b>	<b>\$ 556,775</b>	<b>100%</b>	<b>\$ 36,108</b>	<b>6.9%</b>

<sup>1</sup>Adjusted for Higher Education Emergency Relief Fund (HEERF)

Table 1 shows that actual revenues from all fund sources in FY2021 were \$480.9 million, reflecting reduced revenues due to the operational impact of COVID-19 on enrollments, housing and dining contracts and reduction of self-generated income. In FY2021, the University received \$21.1 million in institutional support from federal emergency funds under the HEERF grants to offset a portion of these losses and assist with unexpected costs resulting from the COVID-19 pandemic. In Fiscal Year 2022, the university was awarded \$22 million of institutional HEERF grant funds to further offset FY2020, FY2021 and FY2022 expenses and lost revenues resulting from the COVID-19 pandemic. It is anticipated that \$11 million will be directed to unrestricted funds and \$11 million to restricted funds.

In FY2021, HEERF Proceeds – Student Aid – distribution was \$12.3 million. An additional \$22.1 million of HEERF Proceeds – Student Aid – was awarded to the University in FY2022 and will be distributed to students in accordance with federal HEERF guidelines.

Looking ahead to FY2022, it is expected that total revenues generated, including use of historical reserves, borrowed debt proceeds, and federal emergency funds will be \$556.8 million.

As Table 1 demonstrates, a Fiscal Year 2022 COPS debt issuance of \$15 million is included to provide funding for the \$15 million capital project approved by the Board at its May 7, 2021 meeting which creates transitional academic space to continue fine arts courses in tandem with the \$62 million, state-funded rehabilitation project, for the accelerated completion of the Wonsook Kim College of Fine Arts complex.

The proportion of University operations and grants that are funded from State appropriations remains similar to FY2021 at 13 percent of the total institutional annual operating revenues, including \$3.1 million that will be transferred to the Illinois Department of Central Management Services as a contribution toward Group Health Insurance premiums.

As demonstrated in Table 1, 19 percent of the University's FY2022 budget will be made up of Bond Revenue Operations, such as housing, dining and student facility operations. The revenue declines evident in FY2021 resulted from reduced occupancy (approximately 50%) for housing and dining contracts and lower facility rental income due to the COVID-19 pandemic. In FY2022, occupancy levels have returned close to pre-pandemic levels resulting in higher revenues.

Other Local Funds, or "Agency" funds represents 11 percent of the total University budget. In FY2021, lower revenues resulted from reduced income from self-funded campus and athletic events. Grants and Contracts represents 6 percent. State College and University Trust Fund represents revenue derived from collegiate license plate sales, held by the state for distribution through appropriation. It is expected that the annual revenue will be approximately \$25 thousand dollars.

**Budget Detail by Object and Function of Expenditure**

Table 2 provides an estimated breakdown of anticipated FY2022 expenditures by fund and object of expenditure (see appendix A). All universities are labor intensive organizations, and Illinois State University is no exception. Almost half (45 percent) of all funds is budgeted for personal service expenditures. Of the \$250.3 million budgeted for personal services, \$181.4 million, or 73 percent, is expected from General Revenue and University Income funds.

Table 2 Illinois State University Fiscal Year 2022 Budget Objects by Fund Sources							
(in thousands of dollars)	Appropriation and Income Fund	State College and University Trust Fund	Other Local Funds	Grants and Contracts	Bond Revenue	Total	Percent of Total
Personal Services	\$ 181,400		\$ 21,400	\$ 17,500	\$ 30,000	\$ 250,300	45.0%
Medicare	3,000		300	300	300	3,900	0.7%
Contractual	37,200		28,500	12,000	17,200	94,900	17.0%
Travel	900		500	150	50	1,600	0.3%
Commodities	4,000		5,400	800	9,900	20,100	3.6%
Equipment	10,900		3,500	1,900	1,500	17,800	3.2%
Telecommunications	900		200	50	600	1,750	0.3%
Operation Auto	500		150	50	100	800	0.1%
Awards and Grants	34,400	\$ 25	2,550	1,000	8,000	45,975	8.3%
Permanent Improvements Operations	13,000		100	50	20,000	33,150	6.0%
Permanent Improvements; Debt Proceeds/ Fine Arts	15,000					15,000	2.7%
Group Health Insurance	3,100			1,200	-	4,300	0.8%
Debt Service	6,100				12,800	18,900	3.4%
General Services Overhead					4,200	4,200	0.8%
<b>Subtotal</b>	<b>\$ 310,400</b>	<b>\$ 25</b>	<b>\$ 62,600</b>	<b>\$ 35,000</b>	<b>\$ 104,650</b>	<b>\$ 512,675</b>	<b>92.1%</b>
HEERF Proceeds - Institutional	\$ 11,000		\$ 8,000		3,000	22,000	4.0%
HEERF Proceeds - Student Aid				\$ 22,100		22,100	4.0%
<b>Grand Total - All Objects</b>	<b>\$ 321,400</b>	<b>\$ 25</b>	<b>\$ 70,600</b>	<b>\$ 57,100</b>	<b>\$ 107,650</b>	<b>\$ 556,775</b>	<b>100.0%</b>
<b>Percent of Total</b>	<b>57.7%</b>	<b>0.0%</b>	<b>12.7%</b>	<b>10.3%</b>	<b>19.3%</b>	<b>100.0%</b>	

The sum of personal services, permanent improvements and awards and grants accounts for approximately two-thirds of all expenditures. The remaining third will be used for all other expenses such as technology, group health insurance, equipment purchases, debt service and utilities.

Personal Services includes compensation increases for minimum wage, merit and union contract agreements. Other major operational expenses, such as contractual, travel, commodities and equipment have been adjusted to reflect an increase in inflation as well as operations returning to pre-COVID levels.

Annual campus Financial Aid awarded to need-based students and merit aid to further assist in student recruitment is projected to equal \$46 million and is shared among all fund types. These resources are to honor the ongoing financial aid commitments made to returning students along with funds needed to attract our FY2022 new entering freshman and transfer students.

Permanent Improvements for academic and other state-supported facilities includes several construction and renovation projects funded by operating funds, academic enhancement fees, and reserves. Key capital projects

amounting to \$13 million include completion of Julian Hall Cyber Security, renovation of the Center for Visual Arts Rotunda classrooms, replacement of three Milner Library elevators, and repairs to DeGarmo Hall to eliminate water concerns and create usable and safe academic space in the bottom level of the hall.

The \$15 million funded by COPS debt proceeds will be directed to facility renovations necessary for transitional academic space in support of the \$62 million Wonsook Kim College of Fine Arts project.

Bond Revenue Permanent Improvements of \$20 million include renovation of E-sports space, Cardinal Court Roof, Watterson elevator, building infrastructure repairs and improvements, Watterson Dining Servery and completion of the Multicultural Center.

HEERF Proceeds – Institutional - of \$22 million will be utilized to reimburse Fiscal Year 2020 and Fiscal Year 2021 COVID-19 related expenditures and revenue losses. It is estimated that \$11 million will be directed to the Income Fund, \$8 million to Other Local Funds and \$3 million to Bond Revenue. HEERF Proceeds – Student Aid - of \$22.1 million is allocated by federal statute to student awards and designated under Grants and Contracts.

Table 3 presents the estimated FY2022 operations and grants budget by fund and functional category of expenditure. The budget is divided into eight functional areas: Instruction, Organized Research, Public Service, Academic Support, Student Services, Institutional Support, Operations and Maintenance of the Physical Plant, and Independent Operations (See Appendix A). These functional classifications are identified and defined in the Illinois Board of Higher Education’s *Resource Allocation Management Program (RAMP)*.

(in thousands of dollars)	<b>Appropriation and Income Fund</b>	<b>State College and University Trust Fund</b>	<b>Other Local Funds</b>	<b>Grants and Contracts</b>	<b>Bond Revenue</b>	<b>Total</b>	<b>Percent of Total</b>
Instruction	\$ 151,000		\$ 6,000	\$ 6,000		\$ 163,000	29.3%
Organized Research	3,150		1,500	18,600		23,250	4.2%
Public Service	3,150		14,400	7,000		24,550	4.4%
Academic Support	25,500		300	300		26,100	4.7%
Student Services	52,400	\$ 25	36,400	2,000	\$ 8,000	98,825	17.7%
Institutional Support	25,100		2,300	1,000		28,400	5.1%
O&M Physical Plant	44,000		1,700	100	26,800	72,600	13.0%
Independent Operations					57,050	57,050	10.2%
Debt Service	<u>6,100</u>				<u>12,800</u>	<u>18,900</u>	<u>3.4%</u>
<b>Subtotal</b>	<b>310,400</b>	<b>25</b>	<b>62,600</b>	<b>35,000</b>	<b>104,650</b>	<b>512,675</b>	<b>92.1%</b>
HEERF Proceeds - Institutional	11,000		8,000		3,000	22,000	4.0%
HEERF Proceeds - Student Aid				<u>22,100</u>		<u>22,100</u>	<u>4.0%</u>
<b>Grand Total All Functions</b>	<b>\$ 321,400</b>	<b>\$ 25</b>	<b>\$ 70,600</b>	<b>\$ 57,100</b>	<b>\$ 107,650</b>	<b>\$ 556,775</b>	<b>100.0%</b>
<b>Percent of Total</b>	<b>57.7%</b>	<b>0.0%</b>	<b>12.7%</b>	<b>10.3%</b>	<b>19.3%</b>	<b>100.0%</b>	

Illinois State University expects to spend \$210.9 million in FY2022 on the activities associated with its core functions of instruction, research and public service, representing 38 percent of the estimated total University expenditures. Most of these funds (\$157 million) are derived from General Revenue appropriations or University Income Fund. Another \$26 million is expected to be spent on those activities that provide direct support to those core functions, referred to in the table above as “Academic Support.” The largest allocation within this function is for the operations of Milner Library but also includes academic administrative functions.

Of the \$72.6 million estimated to be spent on operations and maintenance (O&M Physical Plant,) over \$11 million is budgeted for utilities (electricity, natural gas, sewer and water) and utility conservation projects. Deferred maintenance of facilities will continue to be addressed as funds allow. The University's accumulated backlog of maintenance required to bring all campus facilities up to top working condition is estimated at \$333 million with \$183 million needed for state supported facilities and \$150 million for Bond Revenue facilities.

### **Conclusion**

This item was prepared in accordance with Illinois Board of Higher Education policy that calls upon public university governing boards to review and approve an operating budget annually each fall. The University continues to allocate its resources to its highest priorities and to support those initiatives that are outlined in its strategic plan, *Educate•Connect•Elevate*. Instruction and the support of high-quality faculty and staff continue to be the two highest priorities.

## Appendix A

### **Standard Definitions of Functions and Objects of Expenditures**

#### **Functional Areas:**

**Instruction** – Activities carried out for the explicit purpose of eliciting some measure of educational change in a learner or group of learners. Activities include both teaching and facilitating activities.

**Organized Research** – Activities intended to produce one or more research outcomes including the creation of knowledge, reorganization of knowledge and the application of knowledge. Research activities carried out on an individual or project basis usually result from special institutional grant awards to individual faculty members.

**Public Service** – Program elements established to make available to the public the various unique resources and capabilities of the University for the specific purpose of responding to a community need or solving a community problem.

**Academic Support** – Activities that are carried out in direct support of the three primary programs of instruction, organized research and public service.

**Student Services** – Activities carried out with the objective of contributing to the emotional and physical well-being of students as well as to their intellectual, cultural and social development outside the context of the University's formal instructional activities.

**Institutional Support** – Activities carried out to provide for the day-to-day functioning as well as the long-range viability of the University as an operating organization.

**Operation and Maintenance of the Physical Plant** – Activities related to maintaining existing grounds and facilities used for educational and general purposes, providing utility services, campus security and fire protection, transportation and rental of space.

**Independent Operations** – Auxiliary Services and programs and activities that are unrelated to the primary mission of the university (instruction, organized research and public service).

#### **Objects of Expenditure:**

**Personal Services** – Wages and salaries.

**Contractual** – Payment for services from vendors. The largest contractual expenditure for Illinois State University is utility expense.

**Travel** – Reimbursements to employees or vendors for in state or out of state travel including transportation, mileage, lodging and meals.

**Commodities** – Purchase of articles of a consumable nature such as office supplies.

**Equipment** – Purchases over \$100 for tangible personal property such as office furniture and equipment.

**Telecommunications** – All telephone and telecommunication services such as internet ports, long distance charges, cell phone charges, fax machine charges and local telephone charges.

**Operation of Automotive Equipment** – Operation, maintenance and repair of automotive equipment.

**Awards and Grants** – Most commonly used for awards and grants to students. This includes aid for student financial need and academic merit.

**Permanent Improvements** – Remodeling and renovation of existing structures.



**Debt Retirement** – Payments for annual principal and interest on bonds and certificates of participation.

**General Services Overhead** – Payment for use of administrative services outside the immediate operation of the unit. For example, the comptroller’s area, which is supported by general revenue funds, performs accounting functions for all areas on campus; therefore, the non-appropriated units pay a portion of their expenses.

**ILLINOIS STATE  
UNIVERSITY**

**BOARD OF  
TRUSTEES**

**Resolution No. 2021.10/39**  
**FY2023 Appropriated Budget Request:**  
**Operating and Capital**

**Resolution**

Whereas, Illinois State University is required to submit its appropriated operating budget request and its capital appropriation request to the Illinois Board of Higher Education, and

Whereas, the authority for approval of the appropriated operating budget request and the capital appropriation request resides with the Board of Trustees of Illinois State University:

Therefore, be it resolved that the Board of Trustees approves the FY2023 appropriated operating budget request totaling \$79.9 million and the capital appropriation request totaling \$490.6 million as shown in Table 1 and Table 2, which are attached hereto and incorporated herein.

Board Action on: \_\_\_\_\_  
Motion by: \_\_\_\_\_  
Second by: \_\_\_\_\_  
Vote: Yeas: \_\_\_\_\_ Nays: \_\_\_\_\_

Postpone: \_\_\_\_\_  
Amend: \_\_\_\_\_  
Disapprove: \_\_\_\_\_  
Approve: \_\_\_\_\_

ATTEST: Board Action, October 15, 2021

\_\_\_\_\_  
Secretary/Chairperson

**Board of Trustees  
Illinois State University  
FY2023 Appropriated Budget Request: Operating and Capital**

Illinois State University's FY2023 appropriation request supports the University's strategic plan, *Educate•Connect•Elevate* and will allow the University to increase its contributions toward addressing critical statewide goals for higher education.

State appropriated dollars provide the critical and irreplaceable core of support for delivery of high-quality instructional programs and educational services to students. Maintaining strong and stable funding lessens the reliance on the university income fund, which is realized primarily from student tuition and fee payments; therefore, helping to maintain the affordability of a college degree.

The University continues to implement cost-saving measures to redirect resources to high priority needs. For example, substantial funds are committed to financial aid in order to attract and retain students who have little or no resources to pay college costs. As we await capital and deferred maintenance funding, scarce operating resources have also been redirected to address repair and maintenance of campus facilities. The University maintains pride that its instructional programs continue to be recognized both nationally and internationally for their quality and value.

**FY2023 Operating Budget Request**

Increases

Consistent with the goals outlined in *Educate•Connect•Elevate*, the University is committed to enhancing salaries in order to improve salary competitiveness and attract and retain exceptional faculty and staff to continue to provide a vibrant learning community for students. Therefore, \$4.6 million is requested for faculty and staff compensation increases.

Almost 25% of the increase in funding, or \$2.6 million, requested for Illinois State University, is in support of additional student financial aid. Strategically using University resources to enhance student accessibility and affordability through financial scholarships supports the core values of Illinois State University outlined in *Educate•Connect•Elevate*. An additional \$1 million each is being requested for key equity, diversity and inclusion initiatives including support of non-traditional students and post-secondary attainment equity, as well as \$1 million dedicated to targeted expansion efforts of high need disciplines within the state of Illinois.

Table 1 below summarizes the University's proposed appropriated operating budget request for FY2023 and a request for distribution from the State College and University Trust Fund. The State College and University Trust fund is revenue from collegiate license plate sales held by the state for distribution to Universities through appropriation. These requests represent a responsible and reasonable statement of the University's highest priorities and goals.

**Table 1**  
**Illinois State University FY2023 Appropriation Requests**  
(in thousands of dollars)

<b>Appropriated Operating Funds Base – FY2022 level</b>	<b>\$ 69,619.3</b>
<u>Increases</u>	
Faculty & Staff Compensation	4,600.0
Student Financial Aid	2,615.7
Non-Traditional Student Initiatives	1,000.0
Post-Secondary Attainment Equity	1,000.0
Target Expansion of High Need Disciplines in Illinois	<u>1,000.0</u>
Total Increase - \$10,215.7 / 14.7%	
FY2023 Appropriated Operating Funds Request	\$ 79,835.0
FY2023 State College and University Trust Fund Request	<u>25.0</u>
<b>Total: FY2023 Appropriation Requests</b>	<b>\$ <u>79,860.0</u></b>

## **FY2023 Capital Request**

The capital projects for which funding is requested for FY2023 are instrumental in addressing the goals and priorities articulated in the University’s strategic plan, *Educate•Connect•Elevate*, as well as the recommendations in *Master Plan 2010-2030: Looking to the Future*. These projects are important to enhancing a healthy, safe and environmentally sustainable campus and to ensuring the University has the physical infrastructure necessary for excellence in instruction, research and service in the 21<sup>st</sup> century.

Identifying the projects included in the annual request to the state for capital improvement funding involves an ongoing process of assessing academic and support service capital needs, determining facility use strategies, analyzing facilities’ conditions and opportunities, and evaluating available resources. The major projects included in the FY2023 request and the priority assigned to them are reviewed and approved by the University’s Capital Planning and Budget Team comprised of individuals from each division of the institution, shared governance constituencies, and Intercollegiate Athletics.

Table 2 summarizes the University’s request for state funds for capital improvements in FY2023 totaling \$490.6 million, including \$450.2 million for six major capital improvement projects and \$40.4 million for capital renewal projects.

**Table 2**

### **FY2023 Capital Request**

Request for funds for major capital projects, or “Regular” capital, are listed in priority order below:

New Engineering Building	\$ 111,650,000
New Mennonite College of Nursing Building	66,990,000
Thomas Metcalf School Replacement	63,641,000
DeGarmo Hall Rehabilitation	42,625,000
University High School Replacement	70,340,000
Williams Hall Renovation	<u>94,903,000</u>
FY2023 Regular Capital Request	\$ 450,149,000
FY2023 Capital Renewal Request	<u>\$ 40,408,700</u>
<b>Total FY2023 Capital Request</b>	<b><u>\$ 490,557,700</u></b>

The major capital projects focus on addressing academic programmatic needs and ensuring the University’s facilities promote excellence in instruction, research and service. They involve renovating and upgrading existing academic facilities; addressing life-safety requirements; replacing outdated mechanical, electrical and plumbing systems; and upgrading utility and technology systems. The projects also involve the construction of new facilities for future Engineering programs, the Mennonite College of Nursing, and the University’s educational teaching laboratory schools. A considerable amount of the University’s accumulated deferred maintenance needs can be addressed through these targeted rehabilitation and renovation projects.

The state’s Capital Renewal Program provides resources for smaller remodeling, restoration, utility and infrastructure projects. Funds from the program are distributed proportionately among state colleges and universities based upon their square footage maintained by state funds. The University’s request for FY2023 reflects the amount appropriated in the *Rebuild Illinois Capital Plan*.

Summary descriptions of each of the requested major capital projects follow.

**New Engineering Building****\$111,650,000**

This is a new project request for Illinois State University. The University engaged the Education Advisory Board (EAB) in 2016 to investigate the feasibility of establishing new engineering programs at Illinois State University through a combination of quantitative data analytics and secondary research. EAB sought to assess the need and viability of engineering programs at Illinois State University. The University established an Academic Steering Committee and undertook a study to investigate the feasibility of establishing Mechanical Engineering and Electrical Engineering programs at Illinois State University. The committee examined the possibility of establishing programs in Mechanical Engineering and Electrical Engineering to leverage the already existing faculty expertise in the departments of Physics and Technology and other departments and schools across the university. The need has been verified and requires a new facility to house these programs. This capital request is for a new building and necessary equipment on campus to house these programs.

**New Mennonite College of Nursing Building****\$66,990,000**

This project addresses space needs and will provide for the construction of a new home for the Mennonite College of Nursing. The new facility will be designed to meet current needs and future growth. This space will include consolidation of campus facilities, offices for College faculty and staff, meeting rooms, conference rooms, and a variety of teaching classrooms that are special to the needs of the nursing program. The building will be suited to best address the specific goals and requirements of the program, which not only include instruction but also the clinical health care industry relationships. This project, which involves construction of a new facility for the College, is recommended in Master Plan Update 2010-2030.

**Thomas Metcalf Laboratory School Replacement****\$63,641,000**

The Thomas Metcalf School building, which was constructed in 1955, houses the University's laboratory school for kindergarten through the eighth grade. The facility is outdated and aging, the pool failed and has been closed and is currently not in use. The infrastructure is in extremely poor condition and the Facilities Condition Assessment reported high figures identifying the mechanical, electrical, plumbing, and fire alarm systems. More importantly, the geographic location of the school is problematic with poor vehicular access to the building and less than adequate outdoor space for the elementary school-aged children. It is critical to construct a modern laboratory school to resolve those inadequacies that now exist and to meet the 21st century requirements on campus. This project is recommended in the Master Plan Update 2010-2030.

**DeGarmo Hall Rehabilitation****\$42,625,000**

This project provides for rehabilitation of DeGarmo Hall which houses the College of Education. DeGarmo Hall was built in 1972. Forty-eight years later, it is in need of infrastructure updates and program-driven improvements. The "curtain wall" exterior has deteriorated to the point of failure. It is now very difficult to maintain and needs to be replaced, and the interior spaces need to be reconfigured to better serve the 21st century program and pedagogy requirements. The space needs have grown substantially since 1972. Interior spaces no longer meet the needs of current or future programs. Mechanical, electrical, and plumbing improvements also need to be addressed. This project is recommended in the Master Plan Update 2010-2030.

**University High School Replacement****\$70,340,000**

The current University High School building was constructed in 1965 and houses the University's laboratory school for ninth through twelfth grades. The facility is outdated and aging, and the mechanical, electrical, plumbing, and fire alarm systems are in need of replacement. Its geographic location on the campus is problematic with poor vehicular access to the building and less than adequate outdoor space. This project provides for the construction of a modern laboratory school to meet the 21st century requirements. This project is recommended in the Master Plan Update 2010-2030.

**Williams Hall Renovation****\$94,903,000**

This project will rehabilitate Williams Hall, which was originally built in 1940 as the University Library. The project will restore the quality and integrity of the original University library building. Selective demolition will be completed to allow a program specific addition. The interior of the old library building will be renovated. This project will replace and/or upgrade the building's mechanical, electrical and plumbing systems. The remodeling will correct code deficiencies, remove asbestos, repair/replace the slate roof, and bring the structure back to its original architectural significance. The building is on a prominent site on the Illinois State University Quadrangle and represents a classic form of collegiate Georgian style architecture. Williams Hall is planned to be used for University academic program space comprised of classroom and office spaces. This project is recommended in the Master Plan Update 2010-2030.

**Capital Renewal Projects****\$40,408,700**

This funding request is representative of the amount appropriated to the University beginning in FY2020 as part of the *Rebuild Illinois Capital Plan*.

Resource constraints have prevented the University from routinely remodeling and rehabilitating facilities in accordance with current higher education pedagogical requirements and facility standards. Many ISU academic facilities need an extensive amount of work to replace, upgrade, and/or improve mechanical, electrical, and plumbing systems as well as to address basic facility infrastructure needs such as building envelopes, roofing, flooring, and windows.

The projects identified for Capital Renewal funding address critical facility, mechanical, electrical, plumbing and building envelopes across campus. The projects will enable the University to ensure the structural integrity and operations of facilities and thereby improve pedagogical efficiency, productivity, cost-effectiveness, and accountability by reducing the backlog of deferred maintenance and improving energy conservation, reliability and efficiency.

**ILLINOIS STATE  
UNIVERSITY**

**BOARD OF  
TRUSTEES**

**Resolution No. 2021.10/40**  
**Authorization to Contract for**  
**E-commerce Services**

**Resolution**

Whereas, Illinois State University (the “University”) requires an e-commerce solution with services that include an integrated student billing system, a secure electronic payment transmission system and a service to efficiently process on-line e-commerce transactions, and

Whereas, the University has determined that contracting out such e-commerce services to a qualified third party provider is the most cost effective and secure solution, and

Whereas, the University conducted a competitive process in 2016 and selected TouchNet Information Systems Inc. as the vendor that most effectively provides such e-commerce services, and

Whereas, upon completion of the current contract, the University desires to enter into a renewal agreement with TouchNet Information Systems Inc. with a 5-year term that begins March 1, 2022 through February 28, 2027. Executing a 5-year agreement versus annual renewals of 1-year agreements will save the University approximately \$450,000 (or 21%) over the life of the agreement:

Therefore, be it resolved that the Board of Trustees authorizes the President of the University to enter into a long-term 5-year contract renewal with TouchNet Information Systems Inc. beginning March 1, 2022 through February 28, 2027 at a total contract cost not to exceed \$1.8 million.

Board Action on: \_\_\_\_\_  
Motion by: \_\_\_\_\_  
Second by: \_\_\_\_\_  
Vote: Yeas: \_\_\_\_\_ Nays: \_\_\_\_\_

Postpone: \_\_\_\_\_  
Amend: \_\_\_\_\_  
Disapprove: \_\_\_\_\_  
Approve: \_\_\_\_\_

ATTEST: Board Action, October 15, 2021

\_\_\_\_\_  
Secretary/Chairperson

**Board of Trustees  
Illinois State University  
Supplemental Information for  
Authorization to Contract for E-commerce Services**

Illinois State University (ISU) has used TouchNet Information Systems Inc. (TouchNet) services for the past 12-plus years to provide e-commerce services to the campus community. Over this time frame, personal data-security requirements and service option needs have increased requiring the University to expand the scope of these contracted services.

ISU currently utilizes TouchNet e-commerce services as a one-stop, integrated portal for students to access their electronic billing statements, view current account activity and make electronic payments in real-time. Electronic review of account activity improves the ability to make timely and accurate payments while ensuring the security of sensitive data. The electronic payments are posted directly to the student's account avoiding errors that may occur due to similar names or undecipherable writing. Enhanced user features also include allowing students to pay with electronic check or credit card, enroll to receive refunds electronically, as well as authorizing parents or other users to access their account information and make student account payments. Students, and authorized users, are also able to make deposits to their Redbird Dollars account, the only account that allows students to purchase non-food items or services at various venues around campus.

TouchNet also integrates with a number of key business information systems across campus allowing the University to take online payments for things like housing deposits, parking permits, and application fees. Additionally, the system allows university departments to set up an online marketplace for manuals, registration fees and other items specific to their department, utilizing a gateway where payments can be collected for these goods or services. We anticipate the demand for online services to continue growing. The use of TouchNet has significantly improved the security and quality of e-commerce services utilized by the campus.

The current agreement with TouchNet is set to expire on February 28, 2022, therefore making it necessary to renew our contract. Remaining with TouchNet will allow the university to continue to provide excellent customer service for the University's students, staff, and other authorized users along with efficient data integration with our student information system (Campus Solutions) and other business systems across campus.

During contract renewal negotiations, TouchNet offered additional discount pricing to the university in exchange for signing a 5-year renewal agreement versus executing annual renewal of 1-year agreements. The estimated savings averages approximately \$90,000 per year (or \$450,000 / 21%) over the 5-yr life of the contract.

The University requests approval to enter into an agreement with TouchNet with a 5-year contact term beginning March 1, 2022 through February 28, 2027, with a total cost not to exceed \$1.8 million.

**Source of Funds:** Institutional Resources



**ILLINOIS STATE  
UNIVERSITY**

**BOARD OF  
TRUSTEES**

**Resolution No. 2021.10/41**  
**Connect Transit**  
**Contract Extension**

**Resolution**

Whereas, Illinois State University has partnered with Connect Transit (formerly the Bloomington-Normal Public Transit System) to provide certain transportation services since 1998; and

Whereas, said partnership benefits all University faculty, staff and students by allowing them to use their Illinois State University Redbird Card as a bus pass to access Connect Transit services; and

Whereas, the current agreement extension, dated May 7, 2021 and entered into by the Board of Trustees of Illinois State University and Connect Transit on June 9, 2021, has a term of July 1, 2021 to December 31, 2021; and

Whereas, Connect Transit's new general manager began his tenure on August 9, 2021; accordingly, contract negotiations between the University and Connect Transit have not yet resumed and are not anticipated to be completed prior to the December 31, 2021 expiration date:

Therefore, be it resolved that the Board of Trustees authorizes the University to enter into a six-month extension of the current agreement, with a 0% cost increase, for the period of January 1, 2022 to June 30, 2022 for an amount not to exceed \$289,068.

Therefore, be it further resolved that the authorization for this agreement is contingent upon the agreement's approval by Connect Transit's Board of Trustees.

Board Action on: \_\_\_\_\_  
Motion by: \_\_\_\_\_  
Second by: \_\_\_\_\_  
Vote: Yeas: \_\_\_\_\_ Nays: \_\_\_\_\_

Postpone: \_\_\_\_\_  
Amend: \_\_\_\_\_  
Disapprove: \_\_\_\_\_  
Approve: \_\_\_\_\_

ATTEST: Board Action, October 15, 2021

\_\_\_\_\_  
Secretary/Chairperson

**Board of Trustees  
Illinois State University  
Connect Transit Contract Extension**

Illinois State University and Connect Transit have maintained a longstanding partnership. Formalized in 1998, the partnership initially provided a safe, after-hours transportation alternative for students. Since then the partnership has expanded to give students, faculty, and staff access to fixed route, regularly published public transportation service throughout the Bloomington-Normal community, including the University campus.

The Redbird Express route provides transportation around the Illinois State University campus from 7:00 a.m. to 12:00 a.m. Sunday through Thursday, and from 7:00 a.m. to 3:00 a.m. on Friday and Saturday during fall and spring semesters on all regularly scheduled class days. There are 15 campus stops on the Redbird Express. Due to COVID-19 safety protocols on Connect Transit buses, ridership information was not collected by Connect Transit staff and is therefore not available to report at this time. However, in FY2019, Illinois State University accounted for approximately 618,000 rides between the Redbird Express and Universal Access.

The University, through the Parking and Transportation Office, makes monthly payments to Connect Transit for the transportation services provided for students, faculty, and staff. The total annual cost for these services was \$532,740 in FY2018, \$545,000 in FY2019, \$567,018 in FY2020, and \$578,136 in FY2021. The anticipated annual cost for FY 2022 is \$578,136.

Mr. David Braun was appointed the Connect Transit General Manager and began his employment on August 9, 2021. Negotiations on a new longer term agreement have not yet resumed and are not anticipated to be settled by the expiration date of the current extension, December 31, 2021.

Accordingly, both Connect Transit and Illinois State University leadership have agreed to extend the contract for another six months.

The requested extension, representing a 0% increase over the current contract terms, will have a monthly payment of \$48,178 for the period of January 1, 2022 to June 30, 2022. The total funding requested over this six-month extension is projected not to exceed \$289,068.

The agreement with Connect Transit supports the campus *Master Plan 2010-2030: Looking to the Future* as well as *Educate•Connect•Elevate: Illinois State* by providing a sustainable transportation option to enhance the quality of life as well as address the economic, social and environmental needs of Illinois State University students, faculty, and staff. This agreement is a tangible demonstration of the University's commitment to sustainable initiatives. The strategic external partnership between Illinois State University and Connect Transit is mutually beneficial.

Source of Funding:            Student Fee Revenues

**ILLINOIS STATE  
UNIVERSITY**

**BOARD OF  
TRUSTEES**

**Resolution No. 2021.10/42  
Center for Visual Arts  
Rotunda Classroom Renovation**

**Resolution**

Whereas, Illinois State University has been a public university located in Normal, Illinois since 1857 and operates six separate University academic colleges in the State of Illinois, and

Whereas, Illinois State University has enrolled 3,374 freshmen to its student body for the 2021-2022 academic year and the total University student enrollment stands at 20,233 for the Fall 2021 term, and

Whereas, Illinois State University, since 1857, has constructed and built up its inventory of classrooms so that it currently owns and operates some 690 academic classrooms and numerous special and researched-based labs to help support the educational advancements of its faculty and the instructional needs of its undergraduate and graduate student population, and

Whereas, the Center for Visual Arts (CVA) Rotunda Classroom Building contains four separate classrooms encompassing some 11,500 sq. ft. that accommodate over 650 students and was constructed in 1973 for University general classrooms at the north end of the CVA building and positioned on the south end of the main quadrangle, and

Whereas, the CVA Rotunda Classroom Building maintains its original configuration, support infrastructure, most of its original finishes, and has not had any substantive renovations in over 48 years:

Therefore, be it resolved that the Board of Trustees authorizes a capital project to improve and upgrade the CVA Rotunda Classroom Building to meet current University pedagogical standards at a total renovation project cost not to exceed \$9.0 million.

Board Action on: \_\_\_\_\_  
Motion by: \_\_\_\_\_  
Second by: \_\_\_\_\_  
Vote: Yeas: \_\_\_\_\_ Nays: \_\_\_\_\_

Postpone: \_\_\_\_\_  
Amend: \_\_\_\_\_  
Disapprove: \_\_\_\_\_  
Approve: \_\_\_\_\_

ATTEST: Board Action, October 15, 2021

\_\_\_\_\_  
Secretary/Chairperson

**Board of Trustees  
Illinois State University  
Center for Visual Arts Rotunda Classroom Renovation**

**Background**

Illinois State University (ISU) has been a public university located in Normal, Illinois since 1857 and operates six separate University academic colleges in the State of Illinois. ISU has enrolled 3,374 freshmen to its student body for the 2021-2022 academic year and the total University enrollment stands at 20,233 for the Fall 2021 term.

Since 1857, ISU has constructed and built up its inventory of classrooms so that it currently owns and operates some 690 academic classrooms and numerous special and research-based labs to help support the educational advancements of its faculty and the instructional needs of its undergraduate and graduate student population.

The ISU Center for Visual Arts (CVA) Rotunda Classroom Building contains four separate classrooms that accommodate over 650 students and was constructed in 1973 for University general classrooms at the north end of CVA building and positioned on the south end of the main quadrangle. The CVA Classroom Building maintains its original configuration, support infrastructure and most of its original finishes and has not had any substantive renovations in over 48 years. The ISU Center for Visual Arts (CVA) Rotunda Classroom Building houses some of the largest classrooms on campus; however, it does not meet current desired ISU pedagogical needs and the current physical, infrastructure, and educational program spaces are inadequate to serve the needs of our faculty, students, and staff.

**Project Scope**

ISU is planning a two-phase project over two consecutive, three summer month windows for renovation of the entire 11,500 square foot College of Visual Arts (CVA) Rotunda Lecture Classroom Building. This includes, academic preparation and storage (core), lobbies, roofing and entries/exits. The existing classrooms are cast in place concrete step configuration. The project scope will include raising the building up to current ISU standards and current mechanical and electrical standards including the Americans with Disabilities Act (ADA) for students, faculty and staff.

The existing original heating, ventilating, and air conditioning system is a roof-mounted air handling unit with branch ducting configured as a constant volume hot water reheat system that is obsolete and has lasted well beyond normal expected equipment service life. This project will provide a new modular rooftop Air Handling Unit system. The screening of this new HVAC roof-mounted system will be required to be architecturally appropriate for this high visibility quadrangle location.

Obsolete fluorescent lighting will be replaced with new LED lighting designed to facilitate learning and improve space and energy efficiency. A new fire alarm and water-sprinkled safety system will be installed. The project scope will also include providing new data outlets and cabling to meet current pedagogical requirements. Construction would be planned to start in the summer of 2022 and reconvene for the final phase in the summer of 2023 to limit the disruption to instructional efforts and campus operations during the traditional academic year.

**Project Resource Requirements**

Design	\$ 1,012,500
Construction	5,175,000
Furniture, Fixtures & Equipment	1,687,500
<u>Contingency</u>	<u>1,125,000</u>
Total Project Cost Not to Exceed	<u>\$ 9,000,000</u>

Source of Funding: General Revenue Funds – Academic Enhancement Fee

**ILLINOIS STATE  
UNIVERSITY**

**BOARD OF  
TRUSTEES**

**Resolution No. 2021.10/43**  
**DeGarmo Hall**  
**Plaza Deck Repairs**

**Resolution**

Whereas, DeGarmo Hall, located on the historic Illinois State University (University) quadrangle, is home to the College of Education, and was built in 1972 and has five above grade levels and a basement, and

Whereas, the DeGarmo Hall building profile section is not uniform and the basement footprint is larger than the five occupied floors above, resulting in an exterior plaza roof over occupied basement level space, and

Whereas, DeGarmo Hall's open plaza deck at the first level of building occupied space is in various stages of roof / plaza deck failure with increasing water infiltration requiring urgent repair, replacement, and modifications on an ongoing basis to maintain building functionality, and

Whereas, to address the DeGarmo Hall Plaza deck water infiltration issues in April of 2020, the University conducted a Quality Based Selection (QBS) and hired a professional forensic architectural/engineering team to investigate conditions and develop required design options for the repair of the DeGarmo Plaza Deck:

Therefore, be it resolved that the Board of Trustees authorizes a capital project to complete construction and remediation efforts of the DeGarmo Hall Plaza Deck to fully restore functionality and weather tightness to the building spaces impacted for a cost not to exceed \$3.1 million.

Board Action on: \_\_\_\_\_  
Motion by: \_\_\_\_\_  
Second by: \_\_\_\_\_  
Vote: Yeas: \_\_\_\_\_ Nays: \_\_\_\_\_

Postpone: \_\_\_\_\_  
Amend: \_\_\_\_\_  
Disapprove: \_\_\_\_\_  
Approve: \_\_\_\_\_

ATTEST: Board Action, October 15, 2021

\_\_\_\_\_  
Secretary/Chairperson

**Board of Trustees  
Illinois State University  
DeGarmo Hall Plaza Deck Repairs**

**Background**

DeGarmo Hall is located on the west side of the historic Illinois State University (University) quadrangle. DeGarmo Hall is home to the College of Education and was built in 1972 and has five above grade levels and a basement. The DeGarmo Hall building profile section is not uniform and the basement footprint is larger than the five occupied floors above, resulting in an exterior plaza roof over occupied basement level space. DeGarmo Hall's open plaza at the first level of building occupied space is in various stages of roof/plaza deck failure with increasing water infiltration requiring urgent repair, replacement, and modifications on an ongoing basis to maintain building functionality.

To address this issue, the University conducted a Quality Based Selection (QBS) in early 2020 and hired WGI architects and forensic engineers to complete an investigation of the plaza deck and make recommendations for repair and/or replacement.

The objective of WGI's investigation was to identify deficiencies in the DeGarmo Hall plaza roof deck structure and make recommendations for repair and restoration of the exterior plaza area. The assessment of the structure was performed in late 2020. The assessment included exploratory openings down to the elevation of the structural slab to verify as-built conditions and existing materials used in the original construction of the plaza deck construction system. The concrete was tested for compressive strength and the roof assembly was tested for asbestos content.

The DeGarmo Hall plaza/patio area at street level is a split slab configuration, in which the structural slab is waterproofed, supports insulation, and finished with a concrete topping slab above it. The basement level below consists primarily of classrooms, specialty instructional rooms and offices. Numerous leaks have developed in the structural slab waterproofing. The system is approximately 47 years old and contains its original construction components. Observations from the underside indicate a significant portion of the leaks appear to be occurring at construction joint locations in the structural slabs and perimeter foundation walls.

Exploratory excavations in various areas of the plaza revealed a significant accumulation of sub-surface moisture below the concrete topping that has saturated the original plaza deck roof insulation. This has reduced the roof deck insulation value. Saturated insulation has disintegrated due to freeze-thaw damage in several areas. In addition to the loss of waterproofing integrity, additional elements of the plaza including the concrete topping, curbing, railings, and masonry walls are all damaged and deteriorated due to age and exposure to year-round weather.

**Project Scope**

This project is proposed to be a comprehensive plaza restoration project be undertaken to restore the plaza deck to its current configuration and includes the following components:

- Complete removal of the existing plaza deck concrete topping, intermediate layers, and saturated insulation
- Removal of the existing bitumen waterproofing system bonded to the structural slab.
- Abatement of all roofing and construction material found to contain asbestos
- Installation of a new, monolithic waterproofing system
- Installation of a new drainage mat over the waterproofing to resist water surcharge loading and allow any subsurface moisture to weep to new area drains.
- Installation of new area drains for improved surface and sub-surface drainage capacity
- New insulation that will not absorb moisture and will have adequate strength to support the weight of pavers and topping above
- A new finished surface consisting of concrete topping and pavers to provide a serviceable and attractive finished surface
- Miscellaneous improvements, repairs, and upgrades, as necessary to concrete and masonry walls, railings, patio lighting, etc. to provide a complete finished project

Construction would be planned to start in the summer of 2022.

**Project Resource Requirements**

Design	\$ 375,000
Construction	2,425,000
Contingency	<u>300,000</u>

Total Project Cost Not to Exceed \$ 3,100,000

Source of Funding: General Revenue Funds – Academic Enhancement Fees

**ILLINOIS STATE  
UNIVERSITY**

**BOARD OF  
TRUSTEES**

**Resolution No. 2021.10/44  
Land Acquisition and Purchase  
of Property – 701 N. Main Street,  
Normal IL**

**Resolution**

Whereas, the Board of Trustees of Illinois State University has the authority to acquire real property for University use, and

Whereas, Illinois State University’s Master Plan 2010-2030: Looking to the Future, endorsed by the Board of Trustees on February 18, 2011, and updated on July 26, 2019, includes a recommendation to “Acquire strategic properties near the campus”, and

Whereas, Illinois State University became aware of the current owners’ interest in the sale of such a strategic property located at 701 N. Main St. in Normal, Illinois and entered discussions with the current owners to purchase the property, and

Whereas, this property is adjacent to University owned property housing the Parking Division Administrative Building and student parking lot on Main St. as well as the Facilities Division complex next to the John Green building, and

Whereas, the University desires to acquire such real property:

Therefore, be it resolved by the Board of Trustees that:

1. The Board authorizes the President of Illinois State University to enter into all necessary agreements to acquire the aforementioned real property for a total purchase price not to exceed \$175,000, plus reasonable closing and related costs.
2. The Chairperson, the Secretary and the Treasurer of the Board and the members, officers, agents and employees of the Board are hereby authorized and directed to do all such acts and to execute all such agreements and documents as may be necessary to carry out and comply with the provisions of this resolution, whether heretofore or hereafter taken or done, which actions shall be and are ratified, confirmed and approved.

Board Action on: \_\_\_\_\_  
Motion by: \_\_\_\_\_  
Second by: \_\_\_\_\_  
Vote: Yeas: \_\_\_\_\_ Nays: \_\_\_\_\_

Postpone: \_\_\_\_\_  
Amend: \_\_\_\_\_  
Disapprove: \_\_\_\_\_  
Approve: \_\_\_\_\_

ATTEST: Board Action, October 15, 2021

\_\_\_\_\_  
Secretary/Chairperson

**Board of Trustees**  
**Illinois State University**  
**Land Acquisition and Purchase of Property – 701 N. Main Street, Normal IL**

Illinois State University's *Master Plan 2010-2030: Looking to the Future*, endorsed by the Board of Trustees on February 18, 2011, and updated on July 26, 2019, presents a long-range plan for the physical development of the campus in size, form, character, and environment. Among the recommendations in the plan is to “*acquire strategic properties near the campus*”.

Illinois State University became aware of the current owners' interest in the sale of a strategic property located at 701 N. Main Street in Normal, Illinois and entered into discussions with the current owners to purchase the property. The property is of keen interest to the University as it sits just south of the Parking division administrative building on Main Street and is also adjacent to our Facilities division complex, near the John Green building on Gregory Street.

Through negotiations with the owners' representatives, the University and the owners have come to a tentative agreement on a purchase price of \$175,000 for the property plus reasonable closing and related costs.

The University is evaluating future use for the property.

Funding Source: Auxiliary Facilities System  
Parking Division Resources



**ILLINOIS STATE  
UNIVERSITY**

**BOARD OF  
TRUSTEES**

**Resolution No. 2021.10/45**  
**Authorization to Issue Certificates**  
**of Participation Series 2021**  
**Capital Improvements Projects**

**Resolution**

Whereas, the Board of Trustees (the “Board”) of Illinois State University (the “University”) on May 7, 2021 approved a resolution (Resolution 2021.05/19) authorizing a comprehensive capital project to design and construct renovations and upgrades to the first floor of the Milner Library building, the first floor of Julian Hall, the first and third floors of Cook Hall, and the ISU Weavers Building to provide the funding necessary to provide required temporary accommodation space to facilitate the Wonsook Kim College of Fine Arts Rehabilitation Project (collectively, the “Improvements”), and

Whereas, the Board has authority pursuant to the Illinois State University Law to sell certificates of participation and enter into related financing agreements in connection with the financing of capital improvements, and

Whereas, the Board hereby determines that it is desirable to grant approval for the financing of the Improvements through the issuance of certificates of improvement (the “Certificates”), and

Whereas, current interest rates provide the Board with an opportunity to finance the Improvements with the issuance of Certificates at very competitive rates:

Therefore, be it resolved by the Board of Trustees of Illinois State University in regular meeting assembled, that

1. It is hereby determined to be desirable that the Board authorize the execution and delivery of an Acquisition Agreement, an Installment Purchase Contract and an Indenture of Trust, and the issuance of the Certificates in connection therewith, in order to provide funds to finance the Improvements and to pay related costs of issuance.
2. The Board approves the sale of the Certificates via a private placement with a bank. The Certificates are subject to the following conditions (a) the Certificates shall not exceed an aggregate principal amount of \$15,300,000; (b) the Certificates will have a final maturity of no later than 10 years from their date of issuance; (c) the price at which the Certificates will be sold will not be less than 97% of the par amount thereof; and (d) the Certificates shall have a true interest cost of borrowing not to exceed 3.00% The final terms of the Certificates shall be approved by the Treasurer of the Board, at his discretion and within such parameters.

3. U.S. Bank National Association or The Bank of New York Mellon Trust Company, N.A. is hereby authorized to serve as Trustee for the Certificates.

4. Pursuant to the Board's existing contract, the law firm of Chapman and Cutler LLP is hereby retained as Special Counsel to the Board.

5. Pursuant to the Board's existing contract, the firm of Blue Rose Capital Advisers, LLC, is hereby retained as Municipal Advisor.

6. The Treasurer of the Board or his designee is hereby authorized to enter into a Certificate Purchase Agreement (or Certificate Purchase Agreements) with one or more purchasers for the sale of the Certificates.

7. The Board approves the forms of the Installment Purchase Contract, Indenture of Trust, Acquisition Agreement and Certificate Purchase Agreement. Copies of such documents are on file with the Secretary of the Board for recording. The Treasurer and Secretary of the Board or their respective designees are hereby authorized and directed to execute such documents in the name of and on behalf of the Board in substantially the forms presented to this meeting, or with such changes as may be approved by the officer or officers of the Board executing the same, his/her or their execution thereof to constitute conclusive evidence of the Board's approval of all changes from the forms thereof presented to this meeting.

8. If required by the purchaser(s) for the Certificates, the Board agrees to comply with the terms and provisions of bond insurance for the Certificates if such terms are approved by the Treasurer of the Board.

9. The Chairperson, the Secretary and the Treasurer of the Board and the members, officers, agents and employees of the Board are hereby authorized and directed to do all such acts and to execute all such documents as may be necessary to carry out and comply with the provisions of this resolution and with the actions of the members, officers, agents, and employees of the Board which are in conformity with the intent and purposes of this resolution, whether heretofore or hereafter taken or done, which actions shall be and are ratified, confirmed and approved.

Board Action on: \_\_\_\_\_  
Motion by: \_\_\_\_\_  
Second by: \_\_\_\_\_  
Vote: Yeas: \_\_\_\_\_ Nays: \_\_\_\_\_

Postpone: \_\_\_\_\_  
Amend: \_\_\_\_\_  
Disapprove: \_\_\_\_\_  
Approve: \_\_\_\_\_

ATTEST: Board Action, October 15, 2021

\_\_\_\_\_  
Secretary/Chairperson

**Board of Trustees**  
**Illinois State University**  
**Authorization to Issue Certificates of Participation Series 2021 – Capital Improvements Projects**

In addition to the authority provided to the Board of Trustees by the State of Illinois to issue revenue bonds for the construction and operation of auxiliary facilities, the Illinois State University Law, 110 ILCS 675/20-1 *et seq.*, provides the Board with the authority to issue debt in the form of Certificates of Participation to finance or refinance other capital improvements. These Certificates of Participation evidence payments under an installment purchase agreement and are limited to a maximum ten-year term. The installment payments made under an installment purchase agreement are payable both from State appropriated funds and from budgeted legally available funds of the Board derived from sources other than State appropriations on an annual basis.

The Certificates of Participation (Capital Improvement Project) (the “Certificates”) will be issued in an aggregate principal amount not to exceed \$15,300,000 to fund the total project costs associated with the Wonsook Kim College of Fine Arts Rehabilitation project approved by the Board of Trustees at the May 7, 2021 meeting (Resolution 2021.05/19).

Issuance of the Certificates will result in annual debt payments that are not expected to exceed \$1,800,000, depending on the final interest rate secured at closing.

Funding Source – General Revenue funds

**ILLINOIS STATE  
UNIVERSITY**

**BOARD OF  
TRUSTEES**

**Resolution No. 2021.10/46  
ISU Elevator Maintenance  
Contract Renewal**

**Resolution**

Whereas, Illinois State University (ISU) owns and operates 102 passenger elevators, freight elevators, and vertical lift systems throughout campus, and ISU contracts with an elevator maintenance company to regularly repair and maintain each elevator system to ensure compliance with life safety codes and continuing operation, and

Whereas, in 2017, ISU developed and solicited a five-year Elevator Maintenance Request-For-Proposal (RFP) that included options for five years of contract renewals, and six (6) qualified firms replied, and ISU reviewed and evaluated each RFP submitted and considered each firm's qualifications and pricing proposals and selected Otis Elevator Company as the best value and fit for ISU, and

Whereas, in 2017, Illinois State University entered into a five-year contract with Otis Elevator Company with an option to renew in one-year increments or collectively up to 5 additional years. The initial five-year contract expires on June 30, 2022, and

Whereas, ISU has received Otis Elevator Company's option renewal pricing proposal and recommends renewing the Otis Elevator Company as the best value and fit for ISU:

Therefore, be it resolved that the Board of Trustees authorizes the University to enter into a five-year contract renewal with Otis Elevator Company at a cost not to exceed \$3.3 million.

Board Action on: \_\_\_\_\_  
Motion by: \_\_\_\_\_  
Second by: \_\_\_\_\_  
Vote: Yeas: \_\_\_\_\_ Nays: \_\_\_\_\_

Postpone: \_\_\_\_\_  
Amend: \_\_\_\_\_  
Disapprove: \_\_\_\_\_  
Approve: \_\_\_\_\_

ATTEST: Board Action, October 15, 2021

\_\_\_\_\_  
Secretary/Chairperson

**Board of Trustees  
Illinois State University  
ISU Elevator Maintenance Contract Renewal**

**Background**

Illinois State University (ISU) owns and operates 102 elevators and vertical lift systems (e.g., dock lifts, wheelchair lifts, and dumbwaiters) in campus facilities. There are 44 elevators and six lifts in bond revenue facilities, and 39 elevators and 13 lifts in general revenue facilities. The University currently contracts with Otis Elevator Company to complete the routine preventive maintenance and repair of each of the ISU owned elevators and lift systems on campus. The current contract, which is in its fifth year, expires June 30, 2022.

In 2017 a Request for Proposal (RFP) process was completed that identified qualified vendors to conduct routine elevator maintenance on ISU's campus. Six qualified vendors submitted proposals. These proposals were evaluated by ISU stakeholders in accordance with University procurement procedures. The successful vendor, Otis Elevator Company, was selected based upon cost, service, references, local presence, supply and inventory capabilities and value-added services.

After Board of Trustee approval and contract award in 2017, Otis Elevator Company stationed two elevator mechanics on ISU's campus five days a week for the duration of this contract. The elevator mechanics have responsibility for maintaining all elevators, including performing all inspections, adjustments, and repairs. Otis Elevator Company's work scope includes code compliance updates, repairs due to vandalism, and certain mechanical failures.

The original 5-year contract agreement signed in 2017 between Otis Elevator Company and ISU provided for two separate renewal options (annual renewal or 5-yr term renewal) on the existing elevator maintenance contract in accordance with State of Illinois procurement requirements. Selecting a five-year renewal option offers a savings of approximately \$200,000 (or 5%) over the remaining life of the contract when compared to the costs of 1-year annual renewals.

The University has been satisfied with the maintenance services performed under this contract and is recommending exercising the five-year renewal option with the Otis Elevator Company at a total cost not to exceed \$3.3 million.

Funding Source: General Revenue and AFS System Resources

**ILLINOIS STATE  
UNIVERSITY**

**BOARD OF  
TRUSTEES**

**Resolution No. 2021.10/47**  
**Watterson Dining Center**  
**Servery Renovation Project**

**Resolution**

Whereas, Watterson Dining Commons, a facility owned and operated by Illinois State University, was constructed in 1967, and opened in 1968, and

Whereas, Watterson Dining Commons servery space was renovated in 1995 and again in 2008, and

Whereas, since 2009, the University has decommissioned two of the four campus dining centers (Vrooman and Feeney) resulting in Watterson Dining Commons providing over 70% of all meals served on the Illinois State University campus, and

Whereas, in early 2019 Illinois State University conducted an Architectural Quality Based Selection (QBS) process and hired an Architect and Specialty Food Service design consultant to investigate site, operational, and condition issues and make recommended improvement changes at Watterson Dining Commons, and

Whereas, since March of 2019 the Architect and Specialty Food Service design consultant has been working with Illinois State University stakeholders to complete design work for this renovation upgrade project and construction bids were received on August 24, 2021:

Therefore, be it resolved that the Board of Trustees authorizes a capital project for the Watterson Dining Commons servery renovations and undertake construction at a budget not to exceed \$5.35 million.

Board Action on: \_\_\_\_\_  
Motion by: \_\_\_\_\_  
Second by: \_\_\_\_\_  
Vote: Yeas: \_\_\_\_\_ Nays: \_\_\_\_\_

Postpone: \_\_\_\_\_  
Amend: \_\_\_\_\_  
Disapprove: \_\_\_\_\_  
Approve: \_\_\_\_\_

ATTEST: Board Action, October 15, 2021

\_\_\_\_\_  
Secretary/Chairperson

**Board of Trustees  
Illinois State University  
Watterson Dining Center Servery Renovation Project**

This item requests Board of Trustees approval to construct renovations to the food service marketplace area of the Watterson Dining Commons Servery. This project will upgrade and address the failure of the vinyl flooring installed during the 2009 renovation project. The vinyl flooring has separated at the seams and delaminated from the substrate below creating unsafe tripping hazards and unsanitary conditions. In addition, the millwork and furniture are in poor condition and need to be replaced. This will allow Event Management, Dining, and Hospitality (EMDH) to provide a space that is welcoming, safe, and well-maintained.

Facility condition is important to the value Illinois State University students feel they receive for the cost of their meal plans. A dining center is not just a place for students to eat; they typically spend time studying, meeting with friends, or attending student organization meetings in one of the private dining rooms. Recent improvements to the Bone Student Center and other facilities on campus are great examples of how important it is to maintain and improve our buildings and facility spaces.

**Background**

Watterson Dining Commons (WDC) opened at Illinois State University in 1968. The servery space was renovated in 1995 at a cost of \$3M. In 2009, the servery space was again renovated as part of a complete renovation project at a cost of \$10M. Since the last renovation, the University has decommissioned two dining centers (Vrooman and Feeney). As a result, WDC provides over 70% of all meals served on campus.

WDC is the largest dining center on campus and serves up to 8,000 meals daily to the campus community. In an average year, the dining center serves over 1.4 million meals.

Dining centers play an important role in the recruitment and retention of students at Illinois State University. EMDH provides vouchers to the Office of Admissions to allow prospective students and families to dine at WDC during their daily visits to campus. In FY19, over 11,000 meals were served to prospective students and families. WDC also hosts several high school groups, summer camp participants, and large conferences (e.g., Special Olympic Summer Games, High School Theatre Festival, Miss Illinois). An additional 500 meals were served to visiting underrepresented groups at WDC in FY19.

**Justification**

The WDC Servery has several issues that are in critical need of immediate attention. The vinyl floor in the servery area has failed and has created a safety and sanitary concern, as well as an unattractive appearance. The floor has been patched and repaired numerous times. If not replaced soon, the condition will continue to deteriorate and require additional remedial measures and expense to keep the space safe and sanitary. All servery millwork is in poor condition despite numerous iterative modifications over the years.

Industry standards specify facility furniture and finishes in food service venues should be replaced every 7-10 years, depending on the amount of use and material finishes in use. If this project and schedule are approved, most of the WDC furniture and finishes will have been in place for over 13 years. Further, if the replacement of the vinyl floor and the furniture/millwork is not addressed as a single project, EMDH will need to commit to several projects that will include replacement of the servery floor, furniture, and millwork separately. The result will be prolonged construction time and increased costs to the University. In addition, the result will be spaces that are patched together, creating a more uninviting, less aesthetically appealing experience to current and future Redbirds.

**Project Scope**

The current scope of the project consists of replacing flooring in all servery and seating areas. In response to the premature failure of the vinyl flooring, the new flooring material selections will provide a more durable and safer (i.e., non-slip) wearing surface in the heavily trafficked areas, as well as a much more attractive appearance. This will improve ease of maintenance and cleaning. This project also includes replacing all millwork, furniture, finishes, graphics, and lighting. All millwork is in poor condition and modifications over the years have been numerous. Equipment built into kitchen servery millwork (i.e., warming/cooling trays) will be replaced. The existing furniture (e.g., tables, chairs, etc.) are at the end of useful life and will be replaced.

The new design will improve traffic flow and safety egress paths, decrease congestion around popular venues, improve occupant safety by establishing clear egress and emergency exit pathways, improve product movement and employee efficiency for the pathway from the kitchen area to the venues. The proposed renovation will also include

a new Allergen-Friendly Station, a new Burrito/Quesadilla venue, and several changes to the locations of current venues.

**Project Schedule:**

The project is planned to be constructed in several phases and will take approximately 15 months to complete. WDC cannot support any closures during the University academic fall and spring semesters; therefore, work is planned to be completed in phases during academic breaks. This extended timeline will result in a scheduled completion date of August 2023 if the project is approved in October.

**Resource Requirements:**

A/E Fees	380,000
Construction	2,400,000
Furniture, Fixtures, & Kitchen Equipment	2,005,000
Contingency	<u>565,000</u>
Total Project Cost – Not to Exceed	\$5,350,000

Source of Funding: EMDH Dining Bond Reserves



**ILLINOIS STATE  
UNIVERSITY**

**BOARD OF  
TRUSTEES**

**Resolution No. 2021.10/50**  
**Bowling and Billiards Center**  
**Esports Improvements Project**

**Resolution**

Whereas, Campus Recreation works to enhance the quality of student life by educating and encouraging active participation in recreational opportunities that develop leadership skills, foster social interaction, and reinforce healthy behaviors, as well as support academic programs with space and facility needs, and

Whereas, Campus Recreation is responsible for programming and managing the existing Illinois State University (ISU) Bowling and Billiards Center (BBC) located at the ISU campus front door, and

Whereas, Campus Recreation plans to enhance the ISU academic mission by connecting related academic programs and building skills for students' future careers through re-purposing BBC space into a "state-of-the-art" Esports Gaming Center and Arena for student focused academic and recreational activities, and

Whereas, Campus Recreation plans to help build recreation and club level gaming activities that allow for all students to participate and create an inclusive community that fosters engagement and embraces gaming:

Therefore, be it resolved that the Board of Trustees authorizes a capital expenditure not to exceed \$5.95 million for construction of the proposed Esports BBC Improvement Project, which will convert the Activity Room, which is located in the south end of the existing Bowling and Billiards Center, into the new ISU Esports Gaming Center and Arena.

Board Action on: \_\_\_\_\_  
Motion by: \_\_\_\_\_  
Second by: \_\_\_\_\_  
Vote: Yeas: \_\_\_\_\_ Nays: \_\_\_\_\_

Postpone: \_\_\_\_\_  
Amend: \_\_\_\_\_  
Disapprove: \_\_\_\_\_  
Approve: \_\_\_\_\_

ATTEST: Board Action, October 15, 2021

\_\_\_\_\_  
Secretary/Chairperson

**Board of Trustees  
Illinois State University  
Bowling and Billiards Center Esports Improvements Project**

**Background**

Campus Recreation is responsible for programming and managing the existing 23,408 gross square foot Illinois State University (ISU) Bowling and Billiards Center (BBC) located north of Milner Library. The BBC building is a modular building that was built in 1973 and the exterior is clad with brick veneer. This location is very strategic with its proximity to the Bone Student Center and is the ISU campus “Front Door”. Currently the south end of the BBC building is occupied by a large activity room, storage room, building restrooms and infrastructure support spaces. The current north end of the space contains billiard tables, bowling lanes and support functions.

In early 2018, at the request of students for an esports location on campus, the University administration agreed to assign a 610 square foot conference room space and complete a quick room conversion with new paint, furniture and computers on the first floor of Julian Hall. The first iteration of this room was completed in September of 2018. This became the first official esports venue on campus at ISU. This space was later officially named “DIGGS”.

In the fall of 2019 Illinois State University made a strategic commitment to Esports and announced the new Esports Program at ISU as the first public university in the state of Illinois with a varsity esports program. Following this, in late 2019 Campus Recreation hired an architectural consultant to develop an esports program and produce some concept plans and renderings to investigate the viability of constructing this facility typology at ISU. The concept was to investigate the design feasibility of converting the south end of the BBC into an esports venue. In January of 2020 an Esports Program team was hired. Realizing the capacity limitations of “DIGGS”, a second space was created in the Student Fitness Center in room 210. The room’s 847 square foot space was re-purposed and was officially named “The Vault”. The renovation was completed in June 2020 and opened for the Fall 2020 semester.

In the spring of 2020, Campus Recreation decided to proceed with an architectural Quality Based Selection (QBS) process to hire an architect to develop the design for the ISU Esports Gaming Center and Arena in the BBC. Gensler Architects were hired in the fall of 2020 to design the proposed new ISU Esports Gaming Center and Arena . From the fall of 2020 until the summer of 2021, the design progressed from concept to finite design guided by the ISU Esports Steering Team. Construction bids were received in August of 2021.

**Justification**

Campus Recreation works to enhance the quality of student life by educating and encouraging active participation in recreational opportunities that develop leadership skills, foster social interaction, and reinforce healthy behaviors, as well as support academic programs with space and facility needs. The benefits are tangible and from student requests resulting in the first two iterations of “DIGGS” and “The Vault”.

Campus Recreation leadership has divined the positive recruitment potential and academic and recreational synergy and support that will result from pursuing and fostering this need through the construction of a “state-of-the-art” ISU Esports Gaming Center and Arena. It is intended primarily for student-focused academic and recreational activities. Campus Recreation plans to enhance the ISU academic mission by connecting related academic programs and building skills for students' future careers that will engage and involve other ISU academic programs. Some examples include the School of Kinesiology and Recreation Active for Life and Recreation Management programs, the Creative Technologies: Game Design Marketing for content creation, and the School of Communication casting for broadcast instruction.

Campus Recreation plans to use the ISU Esports Gaming Center and Arena to help build recreation and club level gaming activities that allow for all students to participate and create an inclusive community that fosters engagement and embraces gaming. The ISU Esports Gaming Center and Arena will also serve as a recruitment as camps, workshops, national tournaments and other activities are offered for the community of Bloomington-Normal and beyond.

**Project Scope**

This project plans to convert the south end of the existing Bowling and Billiards Center into the new ISU Esports Gaming Center and Arena. The existing Bowling and Billiards Center at Illinois State University is a pre-engineered structure that currently houses bowling lanes, a billiards parlor, and a large activity room. The plan is to renovate the existing activity room into an esports venue that includes an area for competition. The planned scope of the project includes:

- Open Console Gaming and Table Gaming Area

- 2 Varsity Competition Rooms
- Multi-Purpose Competition Viewing Gallery/General Gaming Space
- 2 Team Preparation rooms
- 1 Broadcast Room
- Administrative Support Spaces
- Lobby and Welcome Desk Area Improvements
- Building Infrastructure Service improvements
- Cosmetic Upgrades to the Existing bowling and Billiards Area
- Restroom Upgrades and renovations
- Two New All-Gender Restrooms
- Construction of a New Entry Canopy
- Landscape Improvements

**Project Schedule**

Assuming an Illinois State University Board of Trustee approval of this project in October of 2021, the Esports Bowling and Billiards Center Improvement Project would be planned to start construction in late 2021 and be complete in the summer of 2022 with a planned facility opening date of fall of 2022.

**Resource Requirements**

Design Fees	515,000
Construction	3,750,000
Furniture, Fixtures and Equipment	850,000
Contingency	<u>835,000</u>
Total Project Cost Not to Exceed	\$5,950,000

Source of Funding: AFS Bond Reserves with plans for future AFS Bond Funding within 12 months of project approval.

**ILLINOIS STATE  
UNIVERSITY**

**BOARD OF  
TRUSTEES**

**Resolution No. 2021.10/51  
Cardinal Court  
Roof Replacement**

**Resolution**

Whereas, Cardinal Court opened in 2012 and is a student residence facility comprised of 228 units with a total of 896 beds and includes a gymnasium, fitness room, theater, administrative offices and is owned and operated by Illinois State University, and

Whereas, Cardinal Court was built for Illinois State University (ISU) as a Public-Private Partnership (P-3) project and substantially completed in 2012 and began student occupancy in August of 2012, and

Whereas, ISU purchased Cardinal Court from CHF after receiving ISU Board of Trustee approval in October 2017 and issuing AFS Bonds, and

Whereas, ISU has had problems with the roof since construction substantial completion in 2012, and

Whereas, ISU has had increasing numbers of roof failures and leaks since expiration of the construction warranty and has been unsuccessful in getting the P-3 developer, the builder or the roof product manufacturer to honor the roofing warranty due to roofing subcontractor bankruptcy and legal complications due to transfer of ownership:

Therefore, be it resolved that the Board of Trustees authorizes a capital project to design and construct a roof replacement project to replace the existing roof and undertake construction at a budget not to exceed \$1.025 million for this project.

Board Action on: \_\_\_\_\_  
Motion by: \_\_\_\_\_  
Second by: \_\_\_\_\_  
Vote: Yeas: \_\_\_\_\_ Nays: \_\_\_\_\_

Postpone: \_\_\_\_\_  
Amend: \_\_\_\_\_  
Disapprove: \_\_\_\_\_  
Approve: \_\_\_\_\_

ATTEST: Board Action, October 15, 2021

\_\_\_\_\_  
Secretary/Chairperson

**Board of Trustees  
Illinois State University  
Cardinal Court Roof Replacement**

**Background**

Cardinal Court was built for ISU as a P-3 project and substantially completed in 2012 and began student occupancy in August of 2012. ISU purchased Cardinal Court from CHF after receiving Board of Trustee approval in October 2017 and issuing AFS Bonds.

**Cardinal Court History** – In 2009 Illinois State University embarked on its first Public Private Partnership project with American Campus Communities (ACC) to develop and construct a new undergraduate residence hall complex. The site was the location of a former married student housing structure that was built in the 1950s and had outlasted its use. Northwest of ISU’s main campus, the Cardinal Court Apartments occupies a 14.5-acre site north of Gregory Street. The complex is comprised of six structures, five “apartment style” buildings and a community center with outdoor recreation spaces and parking for 696 residents.

The community center includes a gymnasium, fitness room, theater, administrative offices and a cafe. Cardinal Court is comprised of 228 apartment units with a total of 896 beds. The apartment sizes range from 791 square feet to 1342 square feet. The apartment amenities include washers, dryers, dishwashers and several bathrooms per unit. The buildings accommodate a variety of 2, 3, and 4-bedroom apartment units as follows:

- 8 – 2 Bedroom / 2 Bath (single occupancy bedrooms)*
- 64 – 4 Bedroom / 4 Bath (single occupancy bedrooms)*
- 12 – 2 Bedroom / 2 Bath (double occupancy bedrooms)*
- 48 – 3 Bedroom / 2 Bath (2 single and 1 double occupancy bedrooms)*
- 96 – 4 Bedroom / 2 Bath (single occupancy bedrooms)*

**Roofing Issue Background** – There have been several warranty items that were not resolved to ISU’s satisfaction since substantial completion of construction of Cardinal Court in August of 2012. One major remaining unresolved issue is the shingle roofing. The original roofing sub-contractor to Weiss, the project builder, was Michael A. Prate & Assoc., a Wauconda Illinois contractor. The roof was inspected prior to certification of substantial completion by Shelter Products Inc. and certified in excellent condition and affirming the manufacturer’s warranty was intact for the shingles. Michael A. Prate & Assoc. has since ceased business operations.

The roofing issue escalated after substantial completion. The ongoing issue is that shingles keep blowing off the roof and needed to be replaced. A formal request for warranty repairs was sent to IKO, the roofing product manufacturer. On August 13, 2015, IKO officially responded, denying the claim.

To follow up, ISU contacted Weiss regarding the shingle warranty issue on the 6 buildings. On June 6, 2019 ISU met with ACC (the developer) and Weiss (the builder) to discuss the shingle roof failure issue. Executives from ACC and Weiss claimed they had no knowledge of the situation or the denial of ISU’s warranty claim by IKO. They promised to follow up. Weiss arranged for Roofing Consultants Ltd. (RCL) to be on site June 17, 2019 to conduct a roof inspection of the Cardinal Court shingle roof installation. ISU received this report on June 27, 2019. The roofing report identified the existing composition shingle roof systems were in poor condition and the problems with the roofing systems were systemic and that wind damage and moisture infiltration into the interior of the building would continue. Due to the failed installation, RCL recommended the existing roofing system be removed, and a new roofing system be properly installed on all of the buildings.

Subsequently, a follow up meeting was held with Weiss, SCB (the Architects), IKO, SPI Shelter Products(the product distributor) and Cambridge Quality to revisit this issue on 7.19.2019. At this meeting ISU requested Weiss replace the roof according to ISU and State of Illinois requirements. Weiss refused.

The Cardinal Court roofing issue remains as the failed roof remains in place and continues to deteriorate.

**Scope of Work** – To address the issue, ISU prepared a Quality Based Selection (QBS) to hire a roofing consultant to design a replacement roof and prepare construction documents for bidding to replace the roof. This has been completed and the project has been publicly bid in accordance ISU and State of Illinois requirements. Two responsive bids were received on August 4, 2021 from area roofing contractors ranging from \$817,780 to \$1,055,000.

The scope of roof replacement work includes full replacement of asphalt shingles and shingle underlayment and correction of original design and installation deficiencies for all five (5) four-story apartment complexes and the community center (60,400 square feet total) with a breakdown as follows:

- Building A = 9,200 square feet
- Buildings C, D, E = 28,000 square feet
- Buildings B and F = 23,200 square feet

If approved, the project plan is to complete re-roofing work during the summer of 2022 and 2023.

**Resource Requirements**

Architecture, Engineering & Field Review	\$ 115,000
Construction	\$ 817,780
<u>Contingency</u>	<u>\$ 92,220</u>
Total Project Cost Not to Exceed	\$1,025,000

**Source of Funds:** AFS Housing Resources

**ILLINOIS STATE  
UNIVERSITY**

**BOARD OF  
TRUSTEES**

**Resolution No. 2021.10/52**  
**Authorization to Name**  
**Executive Classroom**

**Resolution**

Whereas, the Board of Trustees, as authorized by the Board of Trustees Governing Document, Section C, Policies, Subsection IV-C, Naming of Facilities, shall approve the naming of all facilities at the University; and

Whereas, the Executive Classroom currently resides in the State Farm Hall of Business; and

Whereas, Robert and Julie Dobski made a generous financial commitment to the College of Business Excellence Fund; and

Whereas, the University Naming Committee has recommended, and President Kinzy has endorsed the recommendations as described herein:

Therefore, be it resolved that the Board of Trustees in regular meeting assembled, approves naming the Executive Classroom in the State Farm Hall of Business as the “Robert and Julie Dobski Executive Classroom” in recognition of the financial gift in support of Illinois State University.

Board Action on: \_\_\_\_\_  
Motion by: \_\_\_\_\_  
Second by: \_\_\_\_\_  
Vote: Yeas: \_\_\_\_\_ Nays: \_\_\_\_\_

Postpone: \_\_\_\_\_  
Amend: \_\_\_\_\_  
Disapprove: \_\_\_\_\_  
Approve: \_\_\_\_\_

ATTEST: Board Action, October 15, 2021

\_\_\_\_\_  
Secretary/Chairperson

**Board of Trustees  
Illinois State University  
Authorization to Name Executive Classroom**

the University Naming Committee recommend the naming of the Executive Classroom in State Farm Hall of Business, as the Robert and Julie Dobski Executive Classroom. This change will reflect and recognize the generous financial commitment of \$150,000 for the College of Business Excellence Fund.

The Dobskis have a strong partnership with Illinois State University and the College of Business. They have provided scholarships for students in the College of Business through the Edmund and Jane Dobski Endowed Scholarship, established in 2010.

Robert Dobski currently serves on the ISU Board of Trustees.

Julie Dobski is the Chairman of the College of Business Advisory Council.

In 2016 Julie Dobski received an honorary degree from Illinois State University.

Their commitment to Illinois State University and our students has on many occasions allowed us to dream big and take the next step. The Dobski s gift will allow the College of Business to offer hi-flex teaching capabilities within the Executive Classroom in State Farm Hall of Business.

Robert and Julie Dobski are prominent business owners and philanthropists in the Bloomington / Normal communities. Their connection with ISU captures the great town and gown relations between the twin cities and campus. Placing their names on this high-profile space within State Farm Hall of Business will recognize that long-standing relationship between the Dobskis and the College of Business.

The naming request is in accordance with ISU Policy 6.1.37 and is in accord with the ISU Foundation Guidelines for Naming Opportunities and Endowments.



**ILLINOIS STATE  
UNIVERSITY**

**BOARD OF  
TRUSTEES**

**Resolution No. 2021.10/53**  
**Authorization to Name**  
**Welcome Desk**

**Resolution**

Whereas, the Board of Trustees, as authorized by the Board of Trustees Governing Document, Section C, Policies, Subsection IV-C, Naming of Facilities, shall approve the naming of all facilities at the University; and

Whereas, the Welcome Desk currently resides in the Bone Student Center; and

Whereas, the Board of Directors of the Illinois State University Foundation have personally made financial contributions to honor Larry and Marlene Dietz; and

Whereas, the University Naming Committee has recommended, and President Kinzy has endorsed the recommendations as described herein:

Therefore, be it resolved that the Board of Trustees in regular meeting assembled, approves naming the Welcome Desk in the Bone Student Center as the “Dr. Larry and Marlene Dietz Welcome Desk” in recognition of the financial gifts in support of Illinois State University.

Board Action on: \_\_\_\_\_  
Motion by: \_\_\_\_\_  
Second by: \_\_\_\_\_  
Vote: Yeas: \_\_\_\_\_ Nays: \_\_\_\_\_

Postpone: \_\_\_\_\_  
Amend: \_\_\_\_\_  
Disapprove: \_\_\_\_\_  
Approve: \_\_\_\_\_

ATTEST: Board Action, October 15, 2021

\_\_\_\_\_  
Secretary/Chairperson

**Board of Trustees  
Illinois State University  
Authorization to Name Welcome Desk**

The Division of Student Affairs, in consultation and support from University Advancement, respectfully requests the Welcome Desk in the Bone Student Center, to be named the Dr. Larry and Marlene Dietz Welcome Desk.

The ISU Foundation Board of Directors has personally committed \$150,000 to honor Larry and Marlene for their leadership and service to Illinois State.

Highlights of the space namesakes' contributions, achievements, and service to Illinois State University and the community are listed below:

- President Emeritus Larry Dietz recently retired after a ten-year career at Illinois State University. He most recently served and retired as Illinois State University's 19th president.
- Dr. Dietz led Illinois State University for over seven years as president. Among the many accomplishments during his tenure, the University:
  - Secured the addition of a degree program in cybersecurity and new space to host this program. He worked diligently to establish the foundation for a new engineering degree program.
  - Completed several major projects, including opening the Center for Civic Engagement, renovating and transforming the Bone Student Center, moving forward the Wonsook Kim College of Fine Arts Rehabilitation Project, prioritizing the internationalization of the campus community, launching the Redbird Esports program, and opening the new Multicultural Center. He also hired the University's first assistant to the president for Diversity and Inclusion.
  - Reached record levels of fundraising including gifts and commitments totaling more than \$180 million through Redbirds Rising: The Campaign for Illinois State University.
  - Navigated the 793-day Illinois budget impasse from July 1, 2015, to August 31, 2017. Dr. Dietz often using the phrase "strong and stable" to define Illinois State's resiliency during those fiscally troubling years.
  - Benefited from the steadfast leadership Dr. Dietz provided as the University experienced the global Coronavirus pandemic of which we are emerging a more resilient University.
- Before becoming President of Illinois State University, Dr. Dietz served as the vice president for Student Affairs at Illinois State University, where he led with a student-first, values-based philosophy and approach.
- Before arriving at Illinois State, Dr. Dietz served as vice chancellor for Student Affairs at Southern Illinois University Carbondale (SIUC) for 10 years. He also served as special assistant to the chancellor at SIUC and as a tenured associate professor in educational administration and higher education.
- Prior to his tenure at SIUC, he served as vice chancellor for Student Affairs and Enrollment Management, among other leadership positions, at the University of Missouri-Kansas City and in leadership positions at Iowa State University.
- Dr. Dietz earned a Ph.D. in higher education administration and a master's degree in higher education and student personnel from Iowa State University. He has a bachelor's degree in political science from Southern Illinois University. He attended the Institute for Educational Management at Harvard University, a Fulbright International Education Seminar for Administrators in Germany, and the Harvard Management Development Program.
- Dr. Dietz's most recent local and regional honors include the McLean County Chamber of Commerce Legacy of Excellence Award and the Outstanding Volunteer Mission Award from the American Heart and Stroke Association. He also earned the Missouri Valley Conference Outstanding Leadership Award as chair of the MVC President's Council.

- Marlene Dietz
  - Marlene Dietz is the Owner and President of Dynamic Leadership Development. Marlene's strong 25-year training and development background coupled with her industry knowledge has afforded her the opportunity to develop and implement highly effective leadership and communication-based training programs both locally and nationally.
  - Marlene co-founded the Inspiring Women Program to honor women of Southern Illinois, which successfully raised money for seven years to provide scholarship dollars for students to attend Southern Illinois University-Carbondale.
  - Marlene is an active member of the community. She is a General Trustee for The Lincoln Academy of Illinois and has served on many boards, including but not limited to the Children's Discovery Museum, Miller Park Zoo, MarcFirst, and The Baby Fold.
  - Marlene earned a master's degree in finance from Baker University and a bachelor's degree in education from Missouri State University.
- As a couple, Larry and Marlene's service to the community includes co-chairing events benefitting the American Red Cross, Easter Seals, March of Dimes, Illinois Symphony, and Marcfirst. The naming request is in accordance with Policy 6.1.37 and is a funding priority for Student Affairs and Illinois State University.

**ILLINOIS STATE  
UNIVERSITY**

**BOARD OF  
TRUSTEES**

**Resolution No. 2021.10/54**  
**Authorization to Name Room**

**Resolution**

Whereas, the Board of Trustees, as authorized by the Board of Trustees Governing Document, Section C, Policies, Subsection IV-C, Naming of Facilities, shall approve the naming of all facilities at the University, and

Whereas, on May 7, 2021, the Board of Trustees passed a Resolution approving the naming of Room 110 in the multicultural center as Alma's Family Room in recognition of their financial gift in support of Illinois State University, and

Whereas, Student Affairs has requested a minor change in the name of this space in the multicultural center as follows:

**Previously approved naming: Alma's Family Room**  
**Requested change to naming: Alma V. Samuels Family Room**

Whereas, the University Naming Committee has recommended, and President Kinzy has endorsed the recommendations as described herein:

Therefore, be it resolved that the Board of Trustees in regular meeting assembled, approves the naming of Room 110 in the multicultural center as Alma V. Samuels Family Room in recognition of their financial gift in support of Illinois State University.

Board Action on: \_\_\_\_\_  
Motion by: \_\_\_\_\_  
Second by: \_\_\_\_\_  
Vote: Yeas: \_\_\_\_\_ Nays: \_\_\_\_\_

Postpone: \_\_\_\_\_  
Amend: \_\_\_\_\_  
Disapprove: \_\_\_\_\_  
Approve: \_\_\_\_\_

ATTEST: Board Action, October 15, 2021

\_\_\_\_\_  
Secretary/Chairperson

**ILLINOIS STATE  
UNIVERSITY**

**BOARD OF  
TRUSTEES**

**Resolution No. 2021.10/55**  
**Authorization to Name Rooms**

**Resolution**

Whereas, the Board of Trustees, as authorized by the Board of Trustees Governing Document, Section C, Policies, Subsection IV-C, Naming of Facilities, shall approve the naming of all facilities at the University, and

Whereas, on July 23, 2020, the Board of Trustees passed a Resolution approving the naming of Room 105SF/115SF in the multicultural center as the Dr. Frank Naeymi-Rad and Dr. Theresa A. Kopic Rehearsal Room and the Charles J. "Jack" and GeJuan Cardwell Rehearsal Room in recognition of their financial gift in support of Illinois State University, and

Whereas, Student Affairs has requested a minor change in the name of these spaces in the multicultural center as follows:

**Previously approved naming:  
Dr. Frank Naeymi-Rad and Dr. Theresa A. Kopic Rehearsal Room and  
the Charles J. "Jack" and GeJuan Cardwell Rehearsal Room**

**Requested change to naming:  
Dr. Frank Naeymi-Rad and Dr. Theresa A. Kopic Multipurpose Room and  
the Charles J. "Jack" and GeJuan Cardwell Multipurpose Room**

Whereas, the University Naming Committee has recommended, and President Kinzy has endorsed the recommendations as described herein:

Therefore, be it resolved that the Board of Trustees in regular meeting assembled, approves naming Room 105SF/115SF in the multicultural center as the "Dr. Frank Naeymi-Rad and Dr. Theresa A. Kopic Multipurpose Room" and the "Charles J. "Jack" and GeJuan Cardwell Multipurpose Room" in recognition of their financial gift in support of Illinois State University.

Board Action on: \_\_\_\_\_  
Motion by: \_\_\_\_\_  
Second by: \_\_\_\_\_  
Vote: Yeas: \_\_\_\_\_ Nays: \_\_\_\_\_

Postpone: \_\_\_\_\_  
Amend: \_\_\_\_\_  
Disapprove: \_\_\_\_\_  
Approve: \_\_\_\_\_

ATTEST: Board Action, October 15, 2021

\_\_\_\_\_  
Secretary/Chairperson