

Board Meeting
July 14, 2005

ROLL CALL

APPROVE PROJECT FOR STUDENT DINING AND RESIDENTIAL PROGRAMS
BUILDING AND FIRST WING OF NEW RESIDENCE HALL, URBANA

Action: Approve Project for Student Dining and Residential Programs Building and the First Wing of New Residence Hall with 220 Beds Including Accessible Accommodations for Beckwith Hall Students, Urbana

Funding: Future Sale of Auxiliary Facilities System Revenue Bonds

In December 2004, the firm of Mackey Mitchell was employed to provide professional services to evaluate the options for modernizing the Champaign residence halls located in the block bounded by Fourth Street on the east, Peabody Drive on the south, First Street on the west, and Gregory Drive on the north on the Urbana campus. The Champaign residence halls currently include 3,578 beds and accommodate 42 percent of the freshmen and sophomores residing within University housing. As part of the study, the consultant was asked to include a solution for relocating 26 students with severe physical disabilities and their personal assistants currently living at Beckwith Hall into a University residence hall designed to meet these students' needs. The consultant recommended a multi-phase redevelopment plan which includes consolidation of dining and residential support spaces into a new Student Dining and Residential Programs Building. The initial phase of the proposed multi-phase redevelopment project consists of: (a) a 144,400 gross square foot Student Dining and Residential Programs Building,

and (b) a 70,000 gross square foot first wing of a new residence hall. The first wing of this hall will be connected to the Student Dining and Residential Programs Building and will provide 220 beds, including accessible living space for 26 students with severe physical disabilities and their personal assistants. This hall will address students' preferences for double occupancy suite-style rooms, semi-private bathrooms, and air conditioning. The relocation of Beckwith Hall residents is a high priority of the College of Applied Life Studies and the campus. The inclusion of these students into the Champaign residential area will enhance the educational and living experiences of all the residents, and will provide opportunities for students engaged in the field of Disability Studies, an important academic initiative of the College of Applied Life Studies, to be employed as personal assistants.

The proposed Student Dining and Residential Programs Building, to be located at the corner of Gregory Drive and Euclid, will replace two dining facilities that were built in 1958 and 1960 and are reaching the end of their useful life. Operation of one dining center for the Champaign residence halls will be more cost effective for the daily serving of approximately 3,600 students. This facility will feature a "market-place dining" concept that includes attractive food stations, each specializing in a different cuisine. The stations will be adaptable in design to accommodate future changes in dining trends. Flexible and varied seating will provide students inviting places to dine and relax with friends. In addition, the new facility will allow University housing to respond to students' desires for *à la carte* menus, declining balance meal plans, and late night dining options.

The Student Dining and Residential Programs Building also will be a convenient “one-stop” student service location, providing an advanced technology and library commons with 24-hour access, space for living and learning communities, group study, student programming and activities, and housing’s student organizations.

Accordingly, the Chancellor and the Vice Chancellor for Student Affairs at Urbana with the concurrence of the appropriate University officers recommend that the Board of Trustees approve the following actions:

1. Project approval for a new Student Dining and Residential Programs Building and the first wing of a residence hall to accommodate 220 residents including 26 Beckwith Hall residents, and demolition of the Illini Orange facility, Gregory and Peabody Dining Halls, and Weston residence hall at a project budget of \$75.7 million.
2. Submittal of the project to the Board of Higher Education for approval as a non-instructional capital improvement to the Urbana campus.

Later this year, contingent on the Board of Higher Education approval, a report on the project delivery methodology will be prepared for the board in anticipation of the employment of additional professional services for continued development of the project.

Initial funds for the project are available from the operating budget of the University Housing Division of the Urbana campus with anticipated reimbursement from the proceeds of a subsequent revenue bond sale.

The board action recommended in this item complies in all material respects with applicable State and federal laws, University of Illinois *Statutes, The*

General Rules Concerning University Organization and Procedure, and Board of Trustees policies and directives.

The President of the University concurs.