

**ILLINOIS STATE  
UNIVERSITY**

**BOARD OF  
TRUSTEES**

**Resolution No. 2022.12/43  
Authorization to Replace  
Watterson Towers Flooring**

**Resolution**

Whereas, Watterson Towers, is comprised of two 28-story student residence hall towers, and an elevator center service core tower which opened in 1969 and houses approximately 2,200 students and is owned and operated by Illinois State University, and

Whereas, Watterson North and South Towers student floors were last renovated in 2009, and the flooring material has exceeded its useful life and ISU is unable to maintain the existing floors in acceptable condition, and

Whereas, the intent of this project is to replace the flooring materials in Watterson North and South Towers student floor lounges:

Therefore, be it resolved that the Board of Trustees authorizes a capital project to design a flooring replacement project, receive public bids, and undertake construction at a cost not to exceed \$700,000.

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

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

ATTEST: Board Action, December 16, 2022

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

**Board of Trustees  
Illinois State University  
Authorization to Replace Watterson Towers Flooring**

**Background**

Watterson Towers is a 28-story high-rise building at Illinois State University (ISU) and is one of the tallest residence halls in the world. Construction was completed in 1969. The residence hall is home to approximately 2,200 student residents and features many unique design characteristics. These characteristics include three separate towers connected by breezeways, 5-story residence style “houses”, and a roof terrace. The design of the houses makes vertical circulation unique and challenging as the elevators only serve the third level of every 5-story house. Watterson North and South Towers were opened in 1969 and serve as the largest residence hall complex for the Illinois State University campus. The two towers combined, currently house approximately 2200 students.

**Justification**

Watterson Towers Complex is approximately 342,000 square feet and was constructed in 1969 to provide student housing. This includes approximately 72,500 square feet of student floor lounge spaces on 25 student floors in two buildings that were last updated in 2009. The large number of students places a high level of wear and tear on building finishes, such as flooring. The existing carpet is over 10 years old and well past its useful life. Updating this carpet is a part of University Housing Services (UHS) facility maintenance plan, and a critical part of maintaining student satisfaction in ISU’s flagship residence hall.

**Project Scope**

Phase 1 of this project includes removing and disposing of existing flooring and flooring replacement in the 25 floors of student lounges of the South Tower. Phase 2 of this project includes removing and disposing of existing flooring and flooring replacement in the 25 floors of student lounges of the North Tower. ISU received competitive bids for this work in November of 2022.

**Project Schedule**

The project is planned to be constructed in two phases. Phase 1 is planned to be completed in the summer of 2023. Phase 2 is planned to be completed in the summer of 2024. This schedule allows UHS to use 50% of the available rooms during each of the two years for planned summer occupancy needs.

**Resource Requirements:**

Construction & Design	\$ 600,000
Contingency	<u>\$ 100,000</u>
Total Project Cost – Not to Exceed	<u>\$ 700,000</u>

**Source of Funding:**

Auxiliary Facility Services Housing Reserves

**ILLINOIS STATE  
UNIVERSITY**

**BOARD OF  
TRUSTEES**

**Resolution No. 2022.12/44  
Watterson Dining Seryery  
Renovation Project**

**Resolution**

Whereas, the Watterson Dining Seryery Renovation Project (“Project”) was approved by the Board of Trustees on October 15, 2021 (Item 2021.10/47) with an original authorized budget of \$5.35 million; and

Whereas, unforeseen site conditions led to additional costs during the first phase of the Project; and

Whereas, Watterson Dining Commons provides 70% of on-campus residential dining, and maintaining uninterrupted dining operations is critical to meeting student demand; and

Whereas, current projections regarding equipment and labor for the final phase of the project scheduled for Summer 2023 show completion by the August 11 target date to be unlikely unless additional resources are mobilized and proactively committed to completing the final phase on time; and

Whereas, to facilitate the on-time completion of the project, the University proposes an increase in the project budget of \$2 million, from \$5.35 million to \$7.35 million:

Therefore, be it resolved that the Board of Trustees authorizes an increase in the budget authorization for the Watterson Dining Seryery Renovation Project not to exceed \$7.35 million.

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

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

ATTEST: Board Action, December 16, 2022

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

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

**Background**

Watterson Dining Commons (WDC) has several facility issues in critical need of attention. WDC opened in 1968 and was renovated in 1995 (\$3M) and again in 2009 (\$10M). Since then, Vrooman and Feeney dining centers have been decommissioned, leaving just two serveries on campus - WDC and Marketplace at Linkins.

WDC is the largest campus dining center, serving over 70% of all meals on campus and up to 8,000 meals daily to students and prospective students/families. Given the percentage of overall campus meals served by WDC and the lack of campus dining center alternatives, renovations are only scheduled during academic breaks to avoid the considerable disruption that would be caused if WDC was not fully open for service.

**Justification**

Phase I of the Project, representing approximately one-third of the total Project scope, was partially completed in the Summer of 2022. Unexpected delays and unforeseen circumstances resulted in: (1) having to exhaust the total Project contingency to address Phase I issues; and (2) rescheduling the balance of Phase I work for the December 2022 winter break.

Phase II of the Project is scheduled to be completed during the summer of 2023; however, updated projections regarding equipment and labor show completion of this final phase of the Project to be unlikely unless an additional \$2 million are committed to the Project.

It is crucial to note that the University cannot support any WDC operational closures during the fall and spring semesters, and the work involved in Phase II cannot be completed in multiple segments. Also, 7000+ dining contracts, and student retention and recruitment efforts will be significantly impacted if Phase II of the Watterson Dining Servery Renovation Project is not completed by end of Summer 2023. The cost of the necessary renovations will only continue to increase if the project is delayed, and the student experience will be significantly impacted. To successfully complete the original scope of work on time, increasing the budget as requested is believed to be the most advantageous way forward for the University.

The additional \$2 million of project funds being requested are intended to offer sufficient contingency resources in the event they are needed to meet the targeted completion date. Any authorized but unspent funds will be returned to the AFS EMDH Dining Bond Reserve Accounts.

**Original Project Scope**

The current scope of the Project includes replacing flooring throughout the servery (that has prematurely failed) with a more durable, safe, non-slip product for the servery's heavily trafficked areas; replacing the existing furniture (i.e., tables/chairs) which is beyond its useful life; and replacing all millwork, equipment built into millwork (i.e., warming/cooling trays), lighting, finishes, and graphics.

**Project Schedule:**

Phase I was partially completed in the summer of 2022 with the balance of Phase I scheduled for completion during the 2022 winter break. Phase IA is underway and scheduled to be completed by January 2023. Phase II, the final phase of the Project, is scheduled to be completed during the summer of 2023 with total Project completion by that time.

**Resource Requirements\*:**

A/E Fees	\$ 380,000
Construction	2,650,000
Furniture, Fixtures, & Kitchen Equipment	2,250,000
Contingency	<u>2,070,000</u>
 Total Project Cost – Not to Exceed	 <u>\$ 7,350,000</u>

\*Source of Funding: AFS Bond System - EMDH Dining Bond Reserves

**ILLINOIS STATE  
UNIVERSITY**

**BOARD OF  
TRUSTEES**

**Resolution No. 2022.12/46  
Authorization to Name  
Betty Norris Fairchild  
Children's Discovery Garden**

**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 Children's Discovery Garden is located at the ISU Horticulture Center on Raab Road, Normal, IL; and

Whereas, the children of Betty Norris Fairchild have committed financial resources from Mrs. Fairchild's estate to enhance the Children's Discovery Garden at the ISU Horticulture Center; 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 the naming of the Children's Discovery Garden as the Betty Norris Fairchild Children's Discovery Garden in recognition of financial support to Illinois State University.

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

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

ATTEST: Board Action, December 16, 2022

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

**Board of Trustees**  
**Illinois State University**  
**Authorization to Name Betty Norris Fairchild Children's Discovery Garden**

The family of Betty Norris Fairchild has provided financial support for the naming the Children's Discovery Garden at the ISU Horticulture Center located on Raab Road in Normal, Illinois in memory of their mother. The financial support is in the form of a cash gift from Mrs. Fairchild's estate. It will become an endowed fund in the ISU Foundation and will support maintenance and operations for the Garden in perpetuity.

Betty Norris Fairchild was born in Jerseyville, Illinois, but grew up in the Bloomington-Normal area and graduated from University High School in 1940. She attended Illinois State University, and married Robert E. Fairchild in 1943. Her husband was the younger son of Raymond W. Fairchild who was president of Illinois State University (1933-1955). She was a military wife for the duration of Robert's career, with the family living in various places as Japan, Morocco, California, Michigan, Texas, Mississippi, and Florida. They had five children: Ms. Donna F. Andrews, Ms. Vicki F. (James) Meadows, Mr. R. Bruce (Lynn) Fairchild, Mr. William R. Fairchild and Ms. Barbara F. (Mike) Levine. Betty was a skilled golfer, an avid bird watcher and had a passion for gardening.

Her family is also setting up a scholarship for students in the Agriculture Department that will be known as the Betty Norris Fairchild Agriculture Scholarship.

We respectfully request that the Children's Discovery Garden at the ISU Horticulture Center be named the Betty Norris Fairchild Children's Discovery Garden.

**ILLINOIS STATE  
UNIVERSITY**

**BOARD OF  
TRUSTEES**

**Resolution No. 2022.12/47  
Authorization to Name  
Paul DeJong  
Baseball Training Facility**

**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 Redbird Baseball program seeks a training facility to enhance the student-athlete experience and compete at a championship level in the Missouri Valley Conference and in the Midwest; and

Whereas, Paul DeJong has committed financial resources to help build a new structure on the first base line of Duffy Bass Field; 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 the naming of a new structure constructed at Duffy Bass Field as the Paul DeJong Baseball Training Facility in recognition of his financial support of Redbird Athletics and Illinois State University.

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

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

ATTEST: Board Action, December 16, 2022

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

**Board of Trustees**  
**Illinois State University**  
**Authorization to Name Paul DeJong Baseball Training Facility**

Illinois State Athletics respectfully requests the name of the new structure being built at Duffy Baseball Field be named the Paul DeJong Baseball Training Facility.

Illinois State Baseball has sought donations for a newly constructed indoor hitting and pitching facility to take the place of the existing outdoor bullpen area at Duffy Bass Field. At the time of the fundraising, the Redbird Baseball program was constrained to hitting in Horton Field House for minimum hours each day, limiting the program's ability to recruit and retain student-athletes and compete at a championship level in the Missouri Valley Conference and the Midwest. The structure to be built at Duffy Bass Field will allow for year-long indoor use for the Redbird Baseball program, as well as coaching lessons and providing a recruiting advantage.

Paul DeJong, a native of Antioch, is a 2015 graduate of the University and an alumnus of the Redbird Baseball program. While at Illinois State, DeJong hit .326 in 144 career games for the Redbirds, while hitting 23 home runs. He had a 3.76 GPA earning high honors in receiving a bachelor's degree in molecular biology-biochemistry, resulting in DeJong becoming a four-time recipient of the MVC Commissioner's Academic Excellence Award. DeJong was a fourth-round selection, 131<sup>st</sup> overall, by the St. Louis Cardinals in the 2015 MLB Draft.