

APPROVED
November 12, 2025

Melissa Bealon
Board Secretary Melissa Bealon

Item I-3
November 12, 2025

**CONSIDERATION AND APPROVAL OF NON-INSTRUCTIONAL CAPITAL
PROJECTS FOR FISCAL YEAR 2026**

Submitted for: Approval.

Summary: This item recommends approving the non-instructional capital projects for the following Public University projects:

University of Illinois Urbana-Champaign:

Illini Union McKinley Health Center Wellbeing Renovation
Champaign, Illinois

Action Requested: That the Illinois Board of Higher Education approve the project listed in this item.

STATE OF ILLINOIS
BOARD OF HIGHER EDUCATION

**CONSIDERATION AND APPROVAL OF NON-INSTRUCTIONAL CAPITAL
PROJECTS FOR FISCAL YEAR 2026**

The Board of Higher Education Act (110 ILCS 205/8) requires public universities to receive IBHE approval for capital improvements for non-instructional uses, such as dormitories, field houses, stadiums, recreational facilities, parking lots and the like, if the project is in excess of \$2 million. The projects are assessed for alignment with the Board's Non-Instructional Capital Project Guidelines, approved by the Illinois Board of Higher Education in August 2002, and administrative rules. The projects must be consistent with the mission and scope of the institution; provide needed additional, replacement, or more efficiently utilized space; and are economically feasible, and aligned with the strategic plan, as required by administrative rules.

Background

The University is seeking IBHE approval to proceed with a non-instructional capital improvement project to provide the Illini Union and McKinley Health Center with a joint onsite Wellness Support Service space and a satellite clinic (McKinley Health Center Satellite Clinic) for students in the Illini Union Hall.

Wellness is one of Student Affairs' primary values. To support this value Student Affairs' made a request to the Auxiliary Health & Wellness division of the Student Affairs Department from the Illini Union to provide a student-centered outreach space that would offer wellness support care to address students' health holistically. The Wellness Support Service will offer group reflection, meditation, wellness activities, student-centered outreach and programming such as pamphlets and webinars. The McKinley Health Center Satellite Clinic will provide onsite medical care to the students. The locations of the Wellness Support Service and the McKinley Health Center Satellite Clinic are ideally and more conveniently located than the McKinley Health Center for a majority of the student body.

Project Rationale

The McKinley Health Center satellite location will provide an additional option for the McKinley Health Center to offer services to the University as well as providing University staff and students a central health and wellbeing space within the Illini Union Hall. This location will primarily cater to minor health issues while the McKinley Health Clinic will maintain full range of services they presently provide. The added convenience and efficiency align well with the Illini Union central campus hub for group reflection, meditation, and wellness activities. The selected renovation locations of the joint improvement project spaces complement each other for wellness, health and being located adjacent to each other provides an opportunity to better serve and expand the wellness needs of the University community.

Scope and Timeframe

The computer lab spaces (Space Code 400, study facilities) are generally underutilized as students provide their own computers. Repurposing the space to support mental and physical wellness (Space Code 800, healthcare facilities) aligns with the modern-day needs of our students and staff.

The net assignable square footage for this joint remodeling project is 5,476. The renovation of the Wellness Support Service space will take place in the Northwest Lower Level of the Illini Union currently occupied by the CLASS computer lab. The McKinley Health Center Satellite Clinic will replace and occupy the north half of the current Union's lower-level computer lab.

The project is expected to begin construction in the first quarter of 2026 with a completion date in the summer of 2027.

Project Financing

The project is funded through institutional funds from the Illini Union and the McKinley Health Center.

Each organization is part of Student Affairs and operates as an auxiliary unit of the university, meaning that they are revenue-generating and self-supporting.

Rising enrollments have resulted in more student fee collections, however there are no student fee increases affiliated with this project.

Student Affairs exists to provide services where students live, work out, hang out, and get well. As this is a new concept and initiative, unit specific financial statements at the program level are not readily available. Please reference the FY24 U of I Auxiliary Facilities System audited financial statements for a comprehensive look at auxiliary operations.

The total anticipated estimated cost for the project is estimated to be \$3,285,643. The budget breakdown:

- Construction - \$2,782,585
- Bid Contingency - \$120,000
- Construction Contingency - \$241,000
- Owners Costs - \$218,842
- Professional Services - \$284,216

Total - \$3,285,643

Because this is a renovation of existing space, there is no expected impact on operational costs to maintain the space. No debt was issued to pay for this space.

Constituency Input/Decision-making:

Units identify their own capital needs and funding availability. Units then work with planners and project managers in the UIUC Planning, Design, and Construction department to create a formal project, engage external professional service consultants and contractors, and manage it through completion.

This project is delivered through a professional service consultant retainer work order using a design-bid-build delivery method.

Staff Recommendation

Staff has reviewed the projects presented in this item and found them to be in accordance with the Board's Non-Instructional Capital Project Guidelines, approved by the Illinois Board of Higher Education in August 2002, and administrative rules. The projects are consistent with the mission and scope of the institution; provide needed additional, replacement, or more efficiently utilized space; and are economically feasible, as required by administrative rules.

The Illinois Board of Higher Education hereby approves the Public University Non-Instructional Capital Project included in this item.