

**APPROVED**  
**March 18, 2026**

*Melissa Bealon*  
Board Secretary Melissa Bealon

Item #H-2  
March 18, 2026

**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:

**Eastern Illinois University:**

Thomas Hall Renovation  
Charleston, Illinois

**Action Requested:** That the Illinois Board of Higher Education approves 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 for renovations to Thomas Hall, a residence hall facility that consists of two towers connected by a common lobby.

The Thomas Hall renovation project will replace the existing community bathrooms on each floor of the residence halls with semi-private pod-style bathroom facilities. The lounge area on each floor will be renovated to create additional private bathrooms. A new smaller lounge area will be created by the demolition of two student rooms on each floor. The renovation will also consist of aesthetic changes for student rooms, common areas and any building code requirements.

This project will also replace all plumbing, electrical and HVAC for the bathrooms that are original to the building. The only recent changes to the building systems include the installation of an on-demand hot water system in Fiscal Year 2019 and fire suppression (sprinklers) which were required by state law. Thomas Hall is presently closed as a residence hall for students taken offline in the fall of 2024.

**Project Rationale**

The Thomas Hall renovation will provide college students with semi-private restroom accommodation expectations of modern-day students. The Thomas Hall building is more than 61 years old with traditional common bathrooms no longer serving the privacy expectations of today's college students. The new bathroom configuration will introduce semi-private bathroom pods, where a resident can enter a space, lock the door, and have a shower, sink, and toilet for their exclusive use. Having attractive options for a prospective college student to consider is an influential factor in where they decide to go to school as they must have confidence in and be comfortable where they attend a university.

The present traditional associated systems are beyond their useful life and worn out with repair parts impossible to source to keep the systems operational. In addition, critical infrastructure issues will also be addressed with this project.

### Scope and Timeframe

Thomas Hall is a Residence Hall on the campus of Eastern Illinois University, built in 1964, a GSF of 89,714/ASF of 34,432, with a capacity of housing 434 residents. There are 222 assignable rooms across two towers, each with four floors, with a square footage of approximately 155 per room.

Once this project and others are completed, Eastern Illinois University will reduce housing across campus as they will no longer serve the same number of students as they did in the past. This project is intended to lower utility expenses by installing more efficient systems throughout the buildings.

The project is expected to begin construction in June 2026 with a completion date of July 2027.

#### Project Schedule:

Schematic Design – In Process  
Construction Documents development - January 2026- April 2026  
Construction contract finalized April 2026  
Seeking EIU Board of Trustee Approval on April 16, 2026  
Construction to begin June 2026  
Construction complete July 2027

### Project Financing

The project will be funded directly by the Housing and Dining Auxiliary budget. Eastern Illinois University intend to seek financing for this project through a Bank loan. The total anticipated estimated cost for the project is estimated to be \$14,000,000. The project estimates are subject to change before getting to the design phase.

The budget breakdown:

Abatement	\$550,000
MEP Upgrades	\$6,150,000
Interior Renovations	\$4,500,000
Sitework	\$50,000
Furniture, Fixtures & equipment	\$1,000,000
Contingency	\$750,000
Professional Fees:	<u>\$1,000,000</u>
Total	\$14,000,000

There will be no direct increase, as a result of this project, to the base cost of housing, tuition, or student fees.

### **Constituency Input/Decision-making:**

The Facilities Reinvestment Task Force led a campus wide effort to review all our facilities including Eastern Illinois University Residential buildings. This effort has cross representational input including students. Additionally, the Housing office meets with the Residence Hall Association and other student groups regularly about their expectations and surveys them about their satisfaction. Through these efforts, we have developed a priority list of projects that we intend to address over the next 5-8 years to improve student experience at Eastern Illinois University. The Board of Trustees will vote to approve this project at their April 16, 2026, meeting.

### **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.*