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Southern Illinois University System

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November 20, 2026

Members of the Board Architecture and Design Committee

John Simmons, Chair
Mo Abuzaneh
Deb Barnett
Ed Curtis

Dear Members of the Architecture and Design Committee:

The Architecture and Design Committee will meet on Thursday, December 3, 2026, immediately following the Finance Committee at the Tedrick Welcome Center on the Southern Illinois University Carbondale Campus, Carbondale, Illinois. The agenda is enclosed.

Yours truly,

Justin Oates
Vice President for Financial & Administrative Affairs
and Board Treasurer

Enclosure

cc: J. Phil Gilbert, Zuzanna Gaik, Ed Hightower, Sara M. Salger, Toni Williams, Dan Mahony, Austin Lane, James T. Minor, Ian Martin, Other Interested Parties

Office of the Vice President for Finance & Administrative Affairs and Board Treasurer
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AGENDA

MEETING OF THE
SOUTHERN ILLINOIS UNIVERSITY
BOARD OF TRUSTEES
ARCHITECTURE AND DESIGN COMMITTEE

Thursday, December 3, 2026
Immediately following the Finance Committee

Tedrick Welcome Center
Southern Illinois University Carbondale
Carbondale, Illinois
Also available via live stream video at siusystem.edu

1. Announcements

2. Approval of Minutes of the meeting held September 17, 2026 (attached)

3. Informational Item: Capital Development Board Project Updates, Carbondale Campus, SIUC

4. Award of Construction Contract, Southerntech Incubator, Gower Translational Research Center, SIUC (Board Agenda Item Y)

5. Land Exchange Agreement with Neurorestorative and Good Samaritan House, SIUC (Board Agenda Item Z)

6. Approval of Facilities Master Plan, SIUC (Board Agenda Item AA)

7. Project & Budget Approval and Award of Contract Calhoun Avenue Complex, Roof & HVAC Replacement, School of Medicine, SIUC (Board Agenda Item BB)

8. Other Business

9. Adjournment

BOARD OF TRUSTEES
SOUTHERN ILLINOIS UNIVERSITY

Minutes of the Architecture and Design Committee Meeting

September 17, 2026

The Architecture and Design Committee met in Roller Hall, Room 1511, Main Clinic Building, Building 263, 2800 College Avenue, Alton, Illinois and via live stream video at siusystem.edu through YouTube at approximately 10:20 a.m. Present were: John Simmons (Chair), Mo Abuzaneh, Deb Barnett, and Ed Curtis. Other Board members present were: J. Phil Gilbert, Zuzanna Gaik, Ed Hightower, Sara Salger, and Toni Williams. Executive Officers present were: President Dan Mahony; Chancellor Austin Lane, SIUC; Chancellor James T. Minor, SIUE; Dean and Provost Ian Martin, School of Medicine; General Counsel Lucas Crater; Vice President for Antiracism, Diversity, Equity and Inclusion and Chief Diversity Officer Sheila Caldwell; Vice President for Academic Innovation, Planning and Partnerships Gireesh Gupchup; and Vice President for Financial & Administrative Affairs and Board Treasurer Justin Oates.

Minutes

Trustee Abuzaneh recommended approval of the minutes of the July 9, 2026, meeting as submitted. The motion was seconded by Trustee Curtis. Paula Keith conducted a roll call vote (Simmons-yes, Abuzaneh – yes, Barnett – yes, Curtis-yes) and the item was passed by the Committee.

Informational Report: SIU Carbondale Naming Opportunities by Matt Kupec, Vice Chancellor for Development & Alumni Relations

This item was pulled by the campus for a later date.

Resource Allocation and Management Program (RAMP) Operations and Capital Requests, Fiscal Year 2028 (Board Agenda Item N). *Joint discussion was held with the Finance Committee.*

The Committee Item was discussed jointly with the Finance Committee during their morning meeting and was approved by both Committees.

Authorization for Detailed Planning Approval: Cougar Village Apartments, Design and Construction, SIUE (Agenda Item R).

Vice Chancellor Lataille reviewed Committee Item 5.

Trustee Curtis recommended approval of the matters and that they be placed on the Board's agenda. The motion was duly seconded by Trustee Abuzaneh. Paula Keith conducted a roll call vote (Simmons-yes, Abuzaneh-yes, Barnett – yes, Curtis-yes) and the item was passed by the Committee.

Award of Contract, Phase 2 Replacement of HVAC System, Dental Clinic, Alton Campus, SIUE (Agenda Item S).

Vice Chancellor Lataille reviewed Committee Item 6.

Trustee Barnett recommended approval of the matters and that they be placed on the Board's agenda. The motion was duly seconded by Trustee Abuzaneh. Paula Keith conducted a roll call vote (Simmons-yes, Abuzaneh-yes, Barnett – yes, Curtis-yes) and the item was passed by the Committee.

Project and Budget Approval, Medical Instructional Facility Second Floor Renovation, School of Medicine, SIUC (Agenda Item T).

Ms. Phelon reviewed Committee Item 7.

Trustee Abuzaneh recommended approval of the matters and that they be placed on the Board's agenda. The motion was duly seconded by Trustee Barnett. Paula Keith conducted a roll call vote (Simmons-yes, Abuzaneh-yes, Barnett – yes, Curtis-yes) and the item was passed by the Committee.

Other Business

There being no other business, the meeting was adjourned at approximately 10:33 a.m.

JO/sap

Southern Illinois University
Board of Trustees
December 3, 2026

INFORMATIONAL ITEM: CAPITAL DEVELOPMENT BOARD PROJECT UPDATES, CARBONDALE CAMPUS, SIUC

Summary

This informational matter provides the Board of Trustees with a consolidated update on six Capital Development Board (CDB) projects funded by the state at Southern Illinois University Carbondale. The projects address central utility infrastructure, research and instructional facilities, greenhouse facilities, sewer infrastructure, steam-distribution tunnels, and the Communications Building. This combined report is provided for the Board's information. No Board action, project approval, or contract-award approval is requested as part of this item.

Project Update

Chiller Plant and Boiler Replacement (CDB 825-020-162)

- The $37.0 million project will construct a new electric chilled-water plant west of Neckers Hall and provide boiler improvements at the campus Power Plant, replacing aging central cooling and heating infrastructure while maintaining service during transition.
- Hafer PSC was selected as the architect-engineer through the CDB qualifications-based process. The project is in design, and SIUC completed demolition of the former Quonset hut at the proposed site in summer 2026, with additional site preparation underway in fall 2026.
- Construction bidding is anticipated in spring 2027. Contract-award and completion dates will be established as design and procurement advance.

Gower Translational Research Center Renovation (CDB 825-020-163)

- The $6.9 million renovation will support the Illinois Food, Entrepreneurship, Research, and Manufacturing Hub through a teaching kitchen and sensory laboratory, fermentation facilities, biomedical and biomanufacturing support space, and related building-system improvements.
- FGM Architects Inc. was selected as the architect-engineer on July 14, 2026. The firm will coordinate with CDB and SIUC on programming, technical requirements, design, and detailed project estimates.
- Upcoming work includes the A/E contract, program analysis, design development, construction documents, and competitive bidding. Specific design, bid, construction-start, and completion dates have not yet been confirmed.

Agricultural Sciences and Botany Greenhouses (CDB 825-020-164-01)

- The $8.4 million project will construct a new Agricultural Sciences teaching greenhouse and renovate the existing Botany Greenhouse and associated headhouse facilities.
- The scope includes environmental controls and instructional systems for the new greenhouse, plus hazardous-material abatement, structural and enclosure

repairs, mechanical, electrical, and plumbing upgrades, accessibility improvements, and interior modifications in the Botany facilities.

- CDB issued a notice of intent on September 8, 2026, to award professional design services to Eggemeyer Associates Architects, Inc. Design services remain subject to CDB contract negotiations and the project will proceed through the CDB process.

Campus Sewer Line Replacement (CDB 825-020-158)

- The $1.84 million project addresses aging sanitary and storm sewer infrastructure through investigation, prioritization, rehabilitation, and phased replacement. Existing mains range from four to thirty-six inches in diameter and were identified as approximately forty to hundred years old.
- J. T. Blankinship, Inc. is the architect-engineer. The design has advanced to the 100% document-review stage and includes sewer-line rehabilitation and manhole improvements, with alternate bid work still to be clarified.
- The project is currently in the CDB advertised bidding phase. Contract-award and completion dates will be established as procurement advances.

Campus Steam Line and Tunnel Repairs (CDB 825-020-157)

- The $2.5 million project addresses priority repairs within SIUC's approximately four-mile underground utility-tunnel network. The current construction scope focuses on roughly 1,000 feet of reinforced-concrete tunnel east of the Agriculture Building.
- Henneman Engineering, Inc. is the architect-engineer. Planned work includes structural concrete and reinforcement repairs, partial replacement of high-pressure steam and condensate piping, asbestos-abatement and replacement of pipe insulation, a new sump pump, and LED lighting.
- The project is currently in the CDB advertised bidding phase. Contract award and completion dates will be established as procurement advances.

Communications Building Renovation and Addition (CDB 825-020-146)

- The project will modernize teaching, production, performance, research, and student-service environments through renovation and addition work at 1100 Lincoln Drive.
- The current Board briefing identifies an approximate project area of 211,200 square feet, an approximate construction budget of $80 million, and an anticipated construction duration of 2.5 years.
- Proposed improvements will renovate existing facilities and provide additional space to support changing instructional, production, and research needs. The work is intended to modernize instructional and production spaces, address aging building systems, and accommodate evolving academic programs.
- The project is currently progressing through the CDB bid review process.