



**Northern Illinois  
University**

**FY22 Capital Investment  
Review and Forecast**

**FACFO**

**February 2023**

# Overview



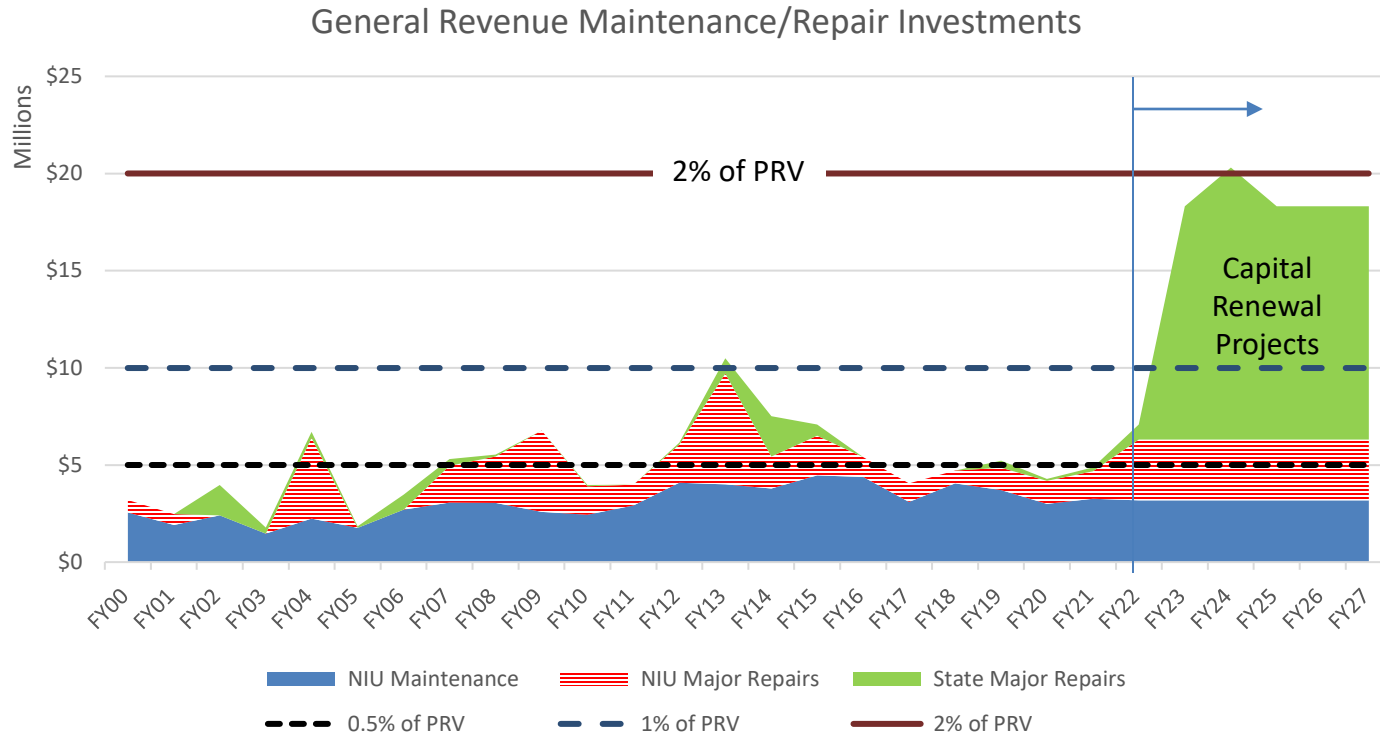
- Sustainment/Capital Renewal Investments
  - Big picture trend and forecast
  - Current efforts
- Capital/Modernization Investments
  - Big picture trend and forecast
  - Current efforts
- Strategy Review
  - Space management
  - Master Planning approach

## University Goal 6B: Advance Facilities and Technology Planning Priorities

Advance state capital projects including NICCS and the Health Informatics Technology Center.

Continue efforts to align physical footprint with evolving academic priorities, changed economic conditions and resumed emphasis on master planning. Use master planning to envision NIU as a university of the future, and link our buildings, spaces and campus environments to our mission, strategic priorities and students' needs, understanding that this will be achieved over a multiyear timeframe.

# Sustainment Investment Trend/Forecast



- FY22 actuals as expected due to pandemic delays
- Bow wave of capital renewal investment expected over next few years

# Active Capital Renewal Projects



- **Campus Boiler Replacement (\$18.4M = ~\$8.5M state + ~\$9.8M NIU)**
  - Design-Build contract award pending CDB/contractor negotiations on cost increases
  - Construction of 2-boiler expansion of West Plant – thru ~Fall 2024
- **Critical Structural Steam Tunnel Distribution Repairs (\$6.2M)**
  - Rebid completed 2022; Contract award pending, Construction to start Spring 2023
- **Visual Arts Building Structural Repairs (\$4.9M)**
  - Design and Bidding completed; Contract awarded, Construction to start Spring 2023
- **Swen Parson Hall Roof Repairs (\$5.6M)**
  - Design completed 2022; Bidding spring, Construction expected 2023
- **Gabel and Music Building Roof Repairs (\$4.2M)**
  - Partial Music roof repairs performed Fall 2021
  - Design to begin early 2023; Construction expected 2024

~\$29.4M of state-funded investments

# Capital Renewal Overview



• NIU FY19 Year Authorizations:	\$11.1M	
– Boiler Replacement & Steam Distribution Repairs		
• NIU Lump Sum Authorization:	<u>\$52.9M</u>	
• Subtotal	\$64.0M	
• Completed	\$ 0.5M	↑
• Active projects with CDB:	<u>\$29.4M</u>	↑
• Remaining authority:	~\$34.1M	

# Capital Renewal Priorities

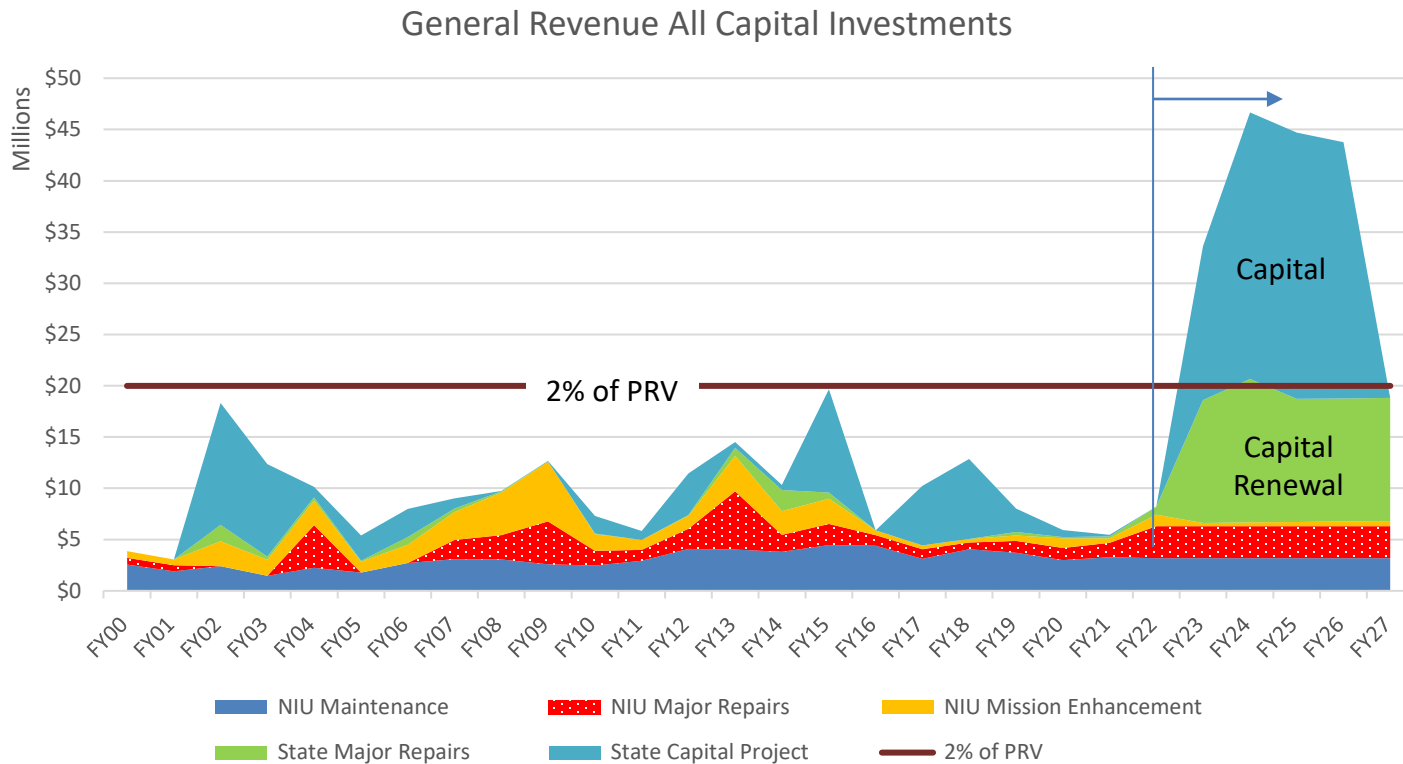


Priority	Project Title	Est. Cost (\$K)
1	Anderson Hall Structural Repairs & Stills Masonry Repairs	7,212
2	Altgeld Hall Building Automation System Upgrade	3,899
3	DeKalb Campus – HVAC and Hood Exhaust Repairs	4,931
4	Campus Wide Boiler Replacement – Phase II	14,639
5	Academic Bldgs General Upgrades Phase I	4,855
6	East Campus Chilled Water system Reconfiguration	19,133
7	DeKalb Campus – Fire Protection Upgrades – Phase I	8,225
8	East Campus Electrical Infrastructure Upgrades	4,451
9	DeKalb Campus – Heating Pipe Conversion	16,437
10	DeKalb Campus – ADA Assessment and Repairs – Phase I	4,775
11	Academic Bldgs General Upgrades Phase II	9,269
12	DeKalb Campus – Electrical Infrastructure Upgrades	6,636
14	Campus Wide Boiler Replacement – Phase III	29,659
15	DeKalb Campus – Elevator upgrades	3,642
	Total Capital Renewal Projects	\$137,793

~\$34M  
remaining



# Capital Investment Trend/Forecast



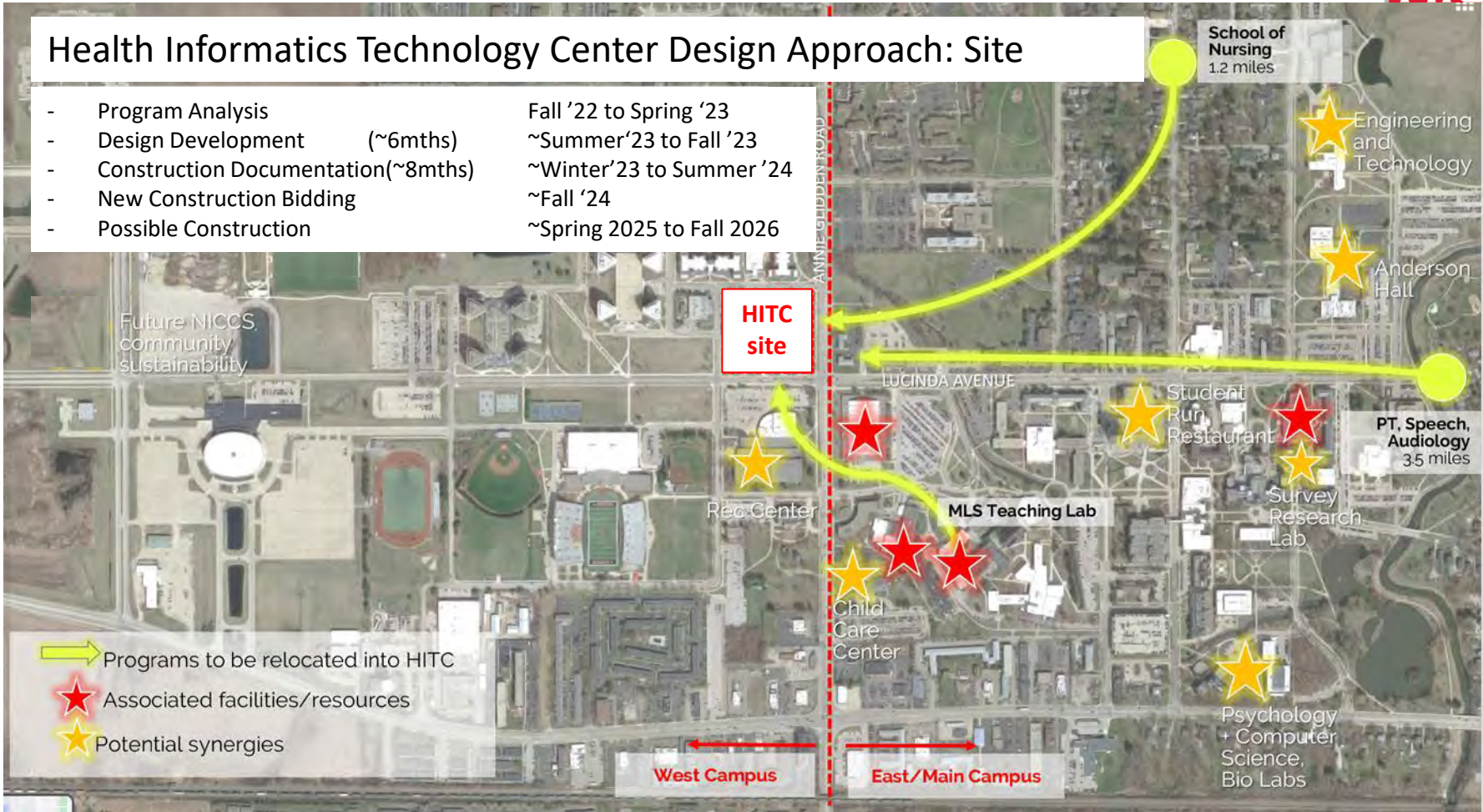
- No significant capital program investment in FY22
- Spike in out-years is projected Health IT Center and NICCS

# Active Capital Projects - HITC



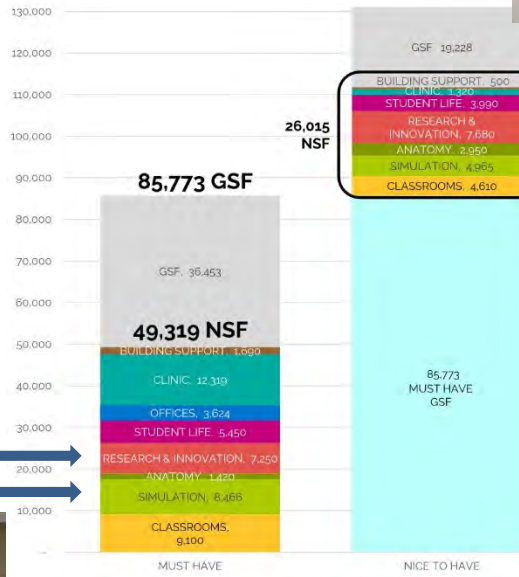
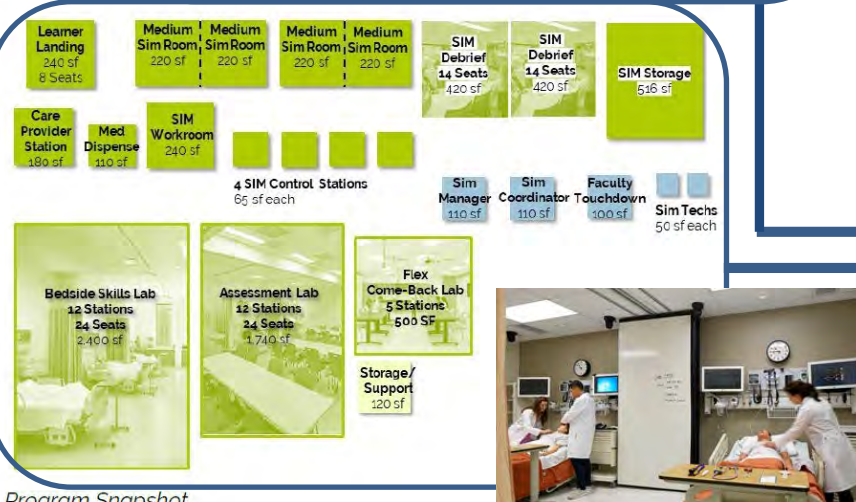
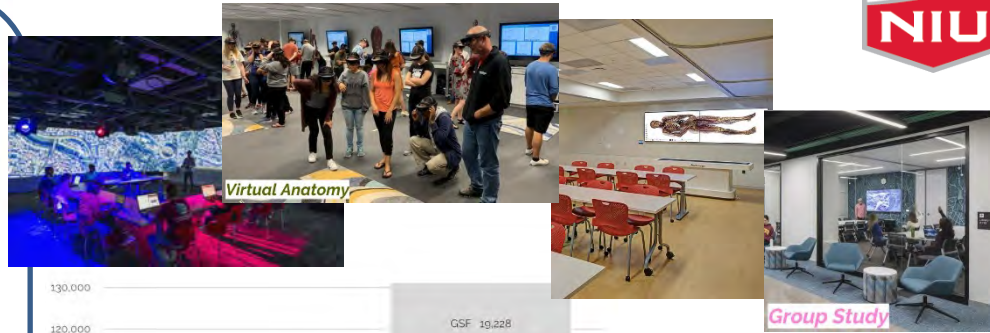
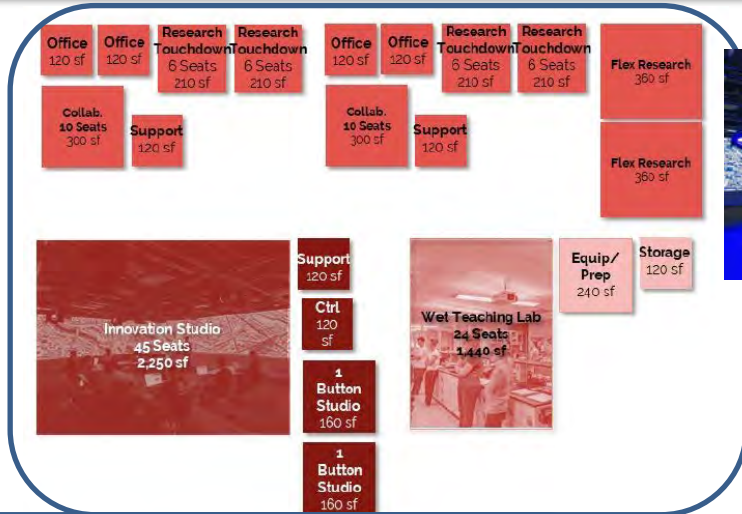
## Health Informatics Technology Center Design Approach: Site

- |                                      |                           |
|--------------------------------------|---------------------------|
| - Program Analysis                   | Fall '22 to Spring '23    |
| - Design Development (~6mths)        | ~Summer'23 to Fall '23    |
| - Construction Documentation(~8mths) | ~Winter'23 to Summer '24  |
| - New Construction Bidding           | ~Fall '24                 |
| - Possible Construction              | ~Spring 2025 to Fall 2026 |

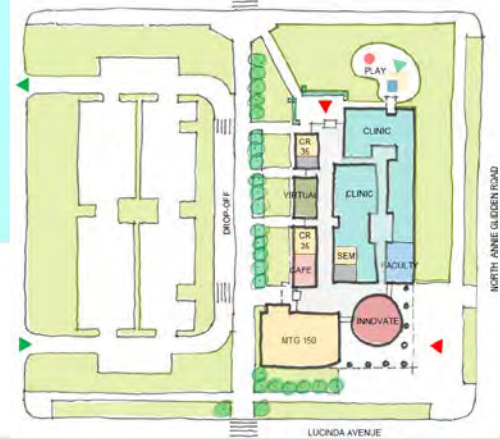
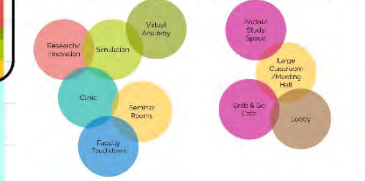




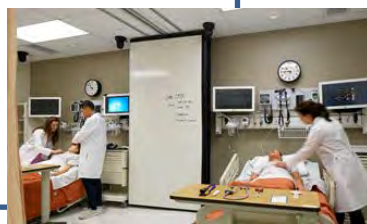
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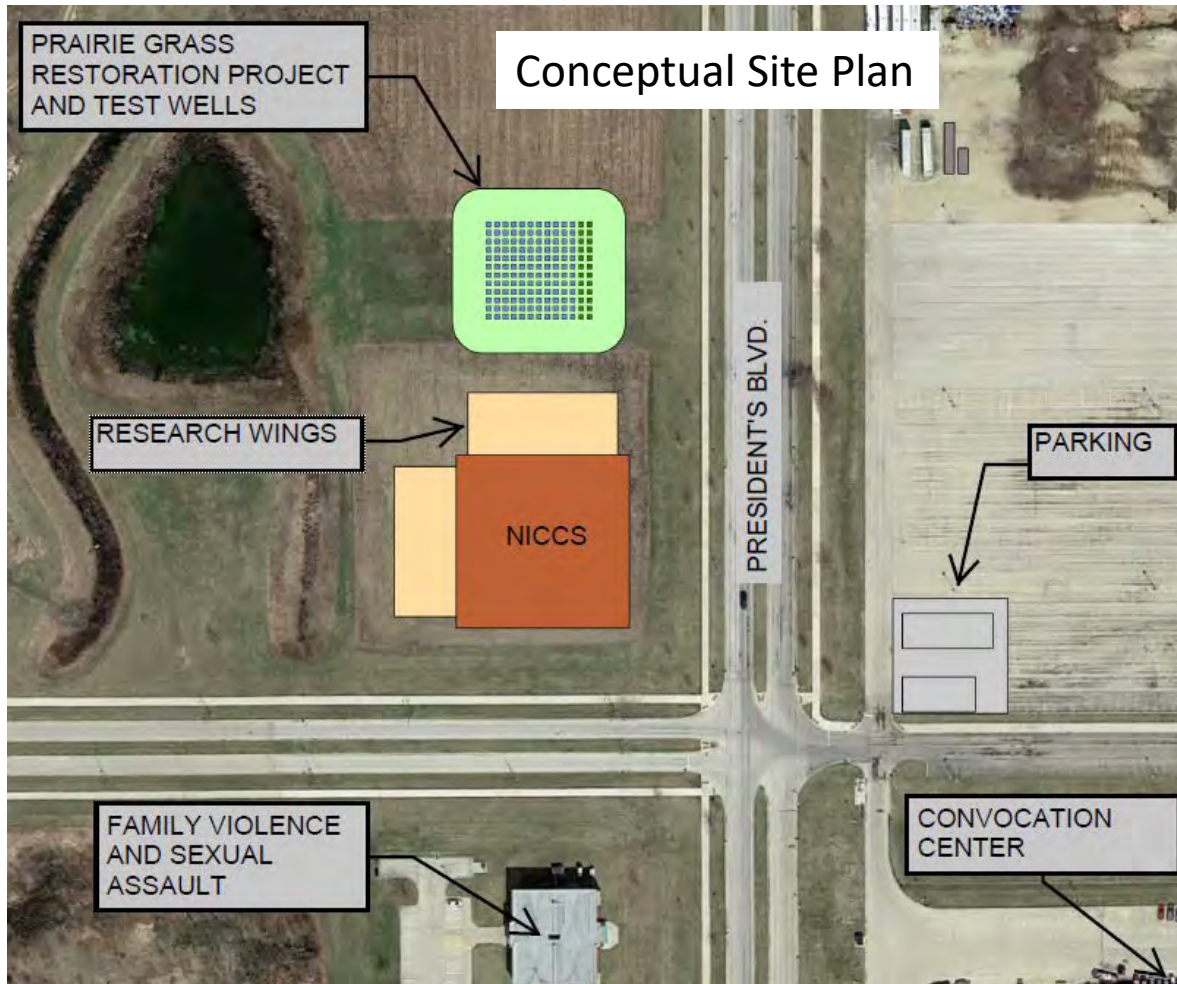
## Focus Group Cycle 1 Initial Observations



Program Snapshot



# Active Capital Projects - NIOCCS

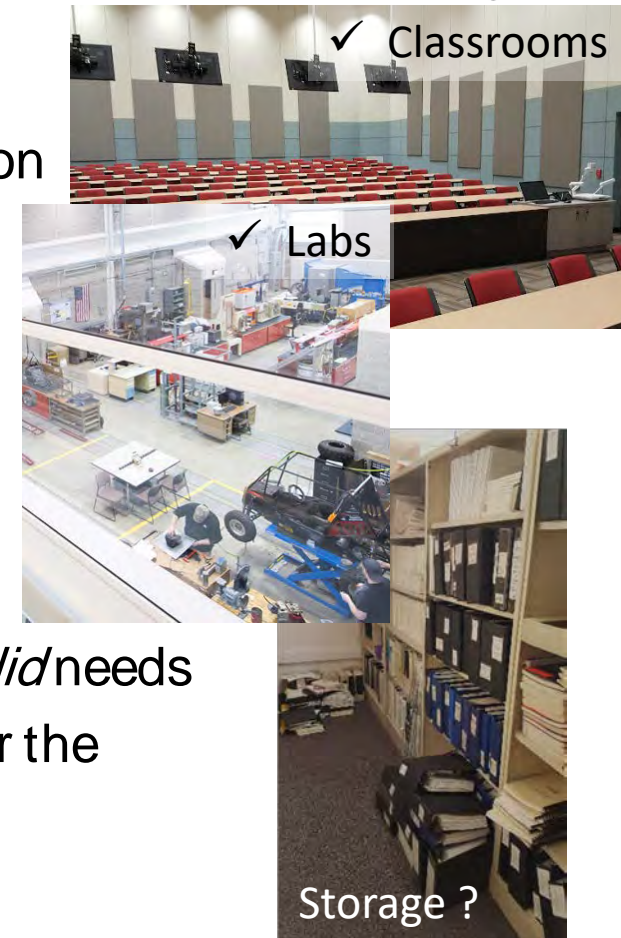


- Preliminary Program developed 2020
- \$15M funding released 2022
- Program/Concept Design & RFP Preparation
  - ~ Spring/Summer 2023
- Design-Build solicitation/award
  - ~ Fall/Winter 2023/2024
- Construction window
  - ~ 2024/2025

# Strategy on Space



- Challenge recognized
  - Space costly to build *and* to sustain
  - Growing demand for repairs and modernization
- Mindsets about space changing
  - Being sustainable
    - Fiscally & environmentally
  - Reevaluating space needs
- Long-term planning focus
  - Stabilized annual investments to maintain *valid* needs
  - Target investments to reshape our campus for the future



Excerpt from February 2021 FACFO discussion

Commitment to use less and share more

# Focusing Investments



- Surplus real property disposal (2% reduction)
  - President house, Art Annex, and Hoffman Estates - completed
- Buildings offline for future demolition (4% reduction)
  - Lincoln Hall – site for HITC construction
  - Adams Hall – awaiting opportunity to demolish
- Future investments for more consolidation
  - Health IT Center to trigger more consolidation, and possible property sale opportunities
  - HR relocation to trigger office space rental opportunities
    - Reassessing location for HR operations

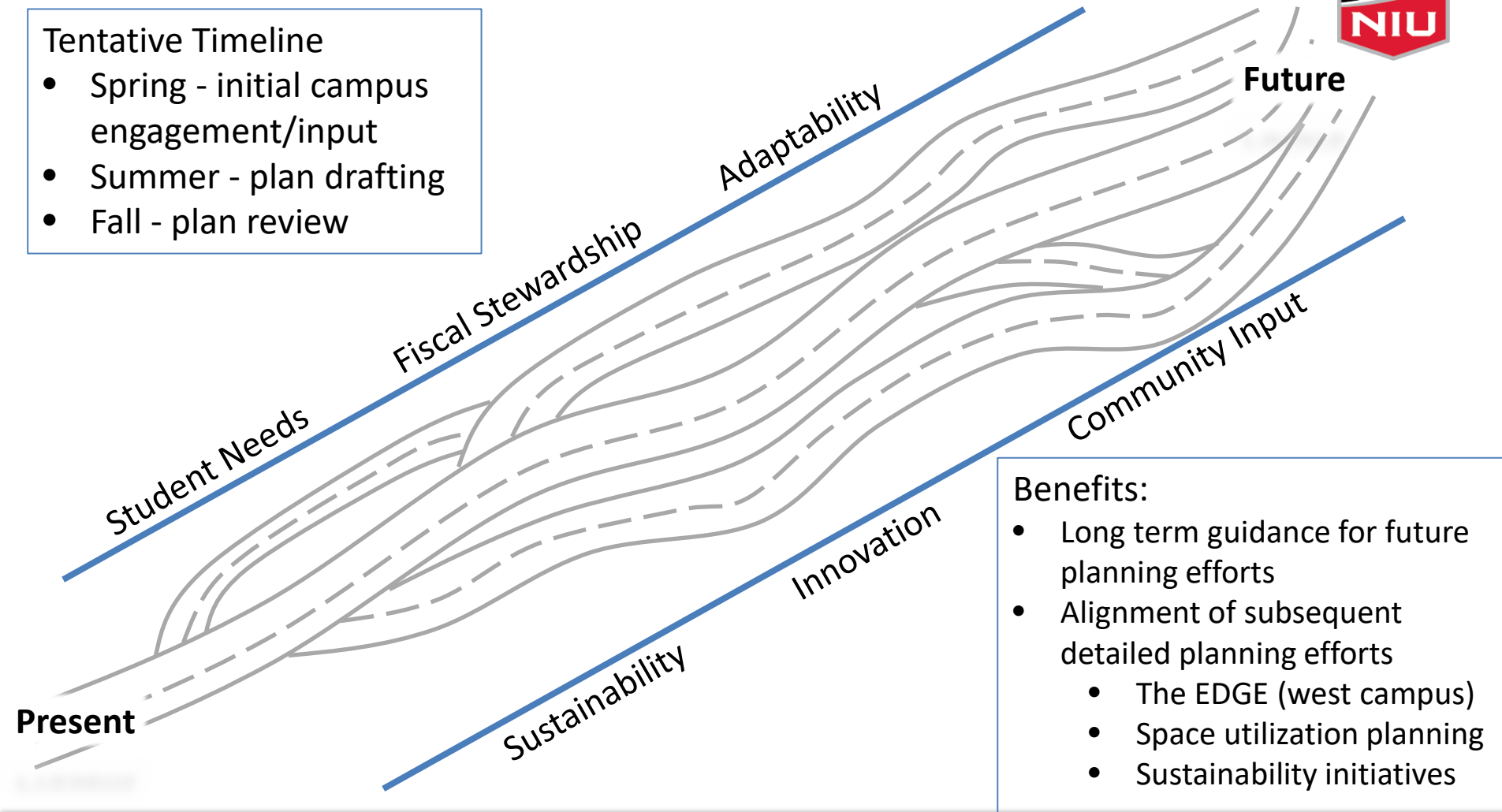


# Master Planning Framework



## Tentative Timeline

- Spring - initial campus engagement/input
- Summer - plan drafting
- Fall - plan review



## Benefits:

- Long term guidance for future planning efforts
- Alignment of subsequent detailed planning efforts
  - The EDGE (west campus)
  - Space utilization planning
  - Sustainability initiatives

# Summary



- FY22 – post pandemic adjustment
- Future sustainment
  - ~\$28M of state repair investment in pipeline
  - ~\$36M of authorization remaining
- Future modernization
  - NICCS and Health IT Center progressing steadily
- Strategy on Space
  - ~6% footprint reduction partially completed
  - Master Planning Framework development beginning



Questions?