

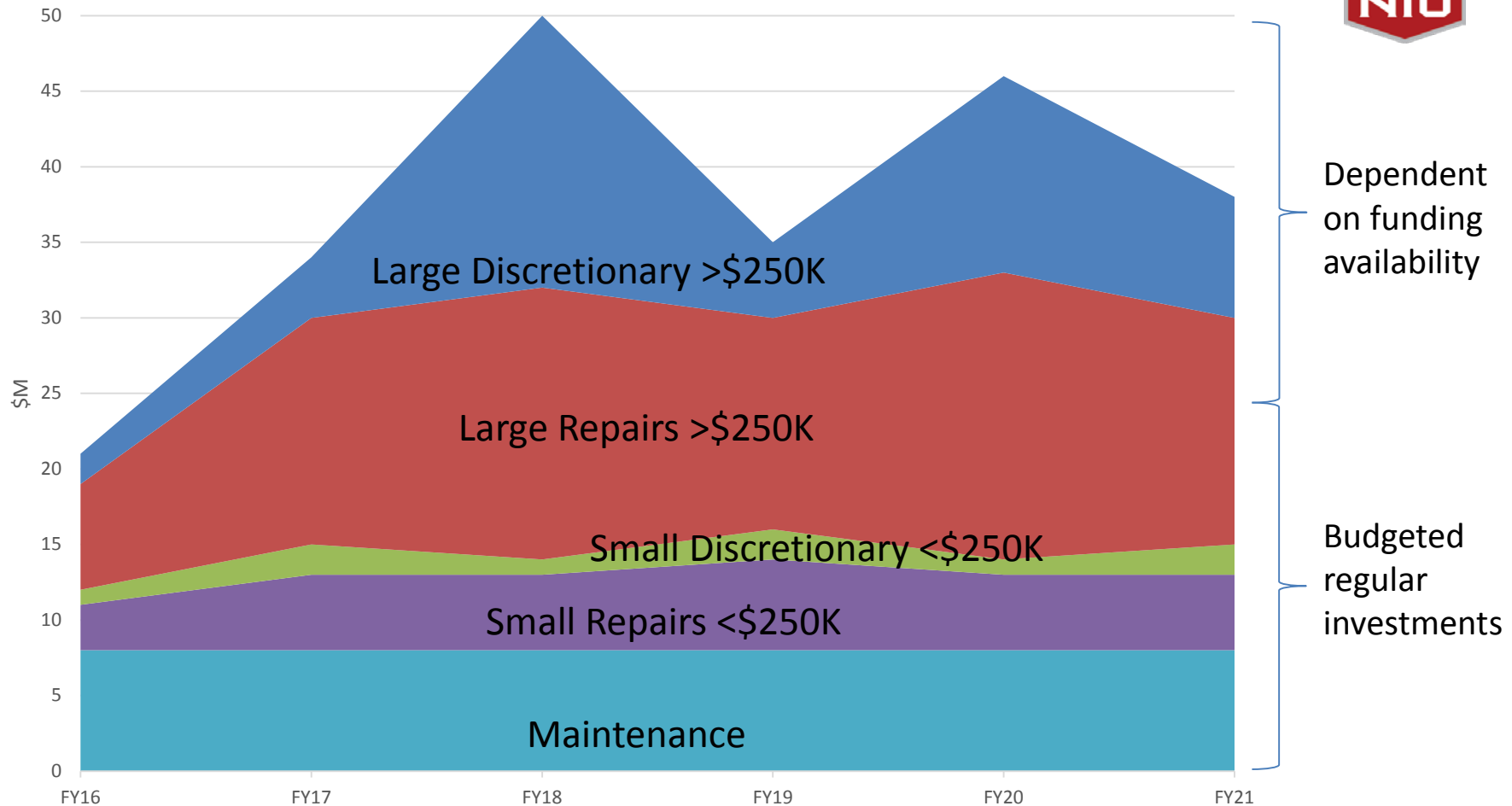


**Northern Illinois  
University**

# **Five-year Capital Plan Progress Update**

**FFOC**

# Typical Investment Profile/Hierarchy



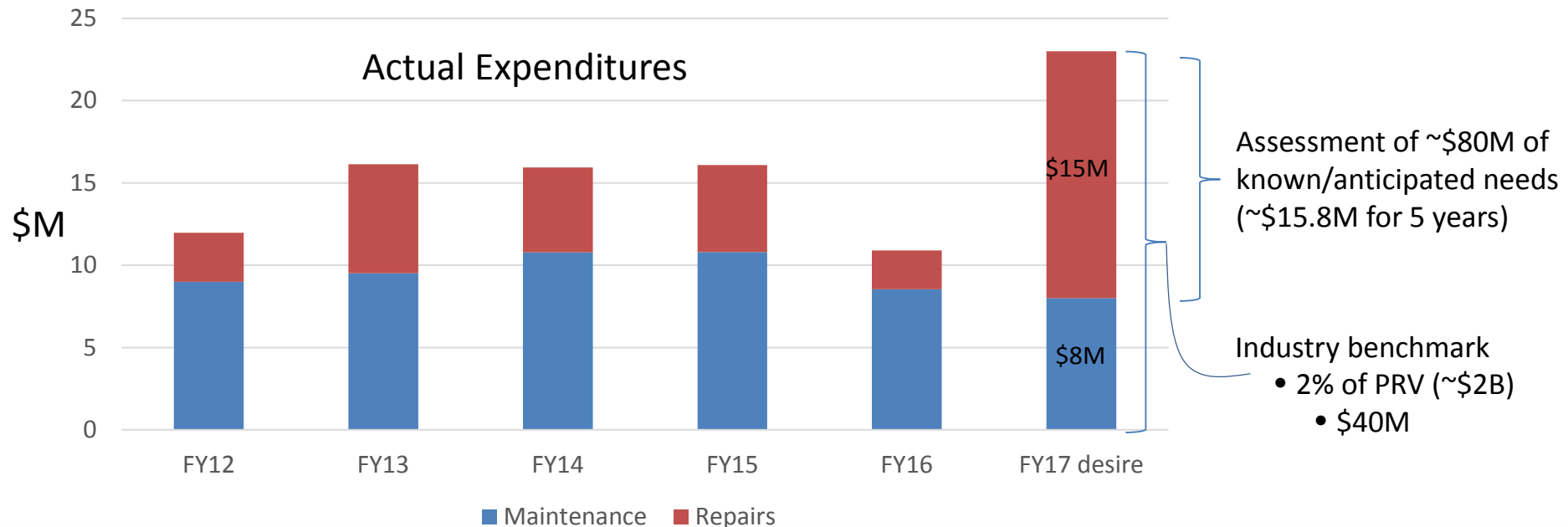
# Investment Target



- Initial annual facility investment goals:

- Maintenance ~\$8M
- Repairs (Small and Large) ~\$15M

Split btwn General Revenue and Auxiliary unit funding (~\$11.5M each)

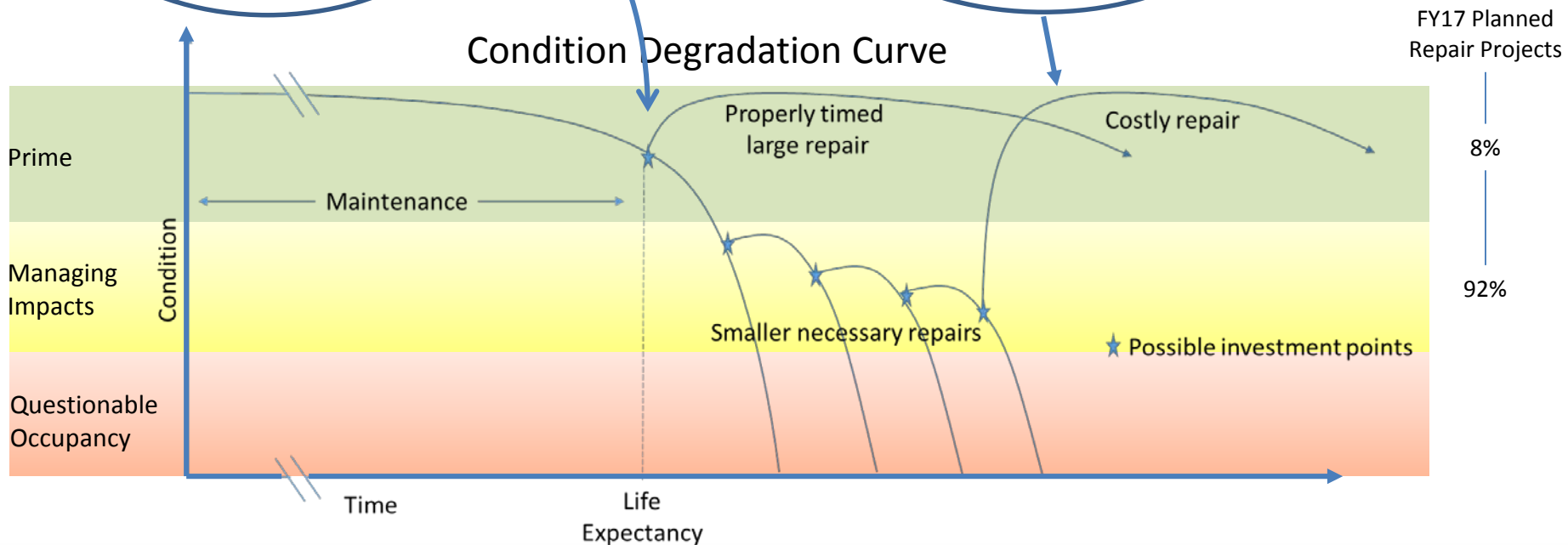


# Repair Timing



- End of useful life
  - Pre-failure
  - Opportune timing
  - Economic benefits

- System failure
  - Leaks
  - Outages
  - Safety issues



# Large Building System Repair Projects



	Prior FYs	FY16	FY17	FY18	FY19	FY20	FY21
Roofs	Cole Hall Roof \$145K*	Stevenson A/D Roof \$625K	Stevenson B/C Roof \$625K	Music Roof \$1M	Grant A/B Roof \$625K	TBD Roof Repair \$1M	TBD Roof Repair \$1M
	Monsanto Roof \$189K*	Gabel Roof Phase I \$194K		Gabel Roof Phase II \$1M	Field House Roof \$250K		
	Grant Central Roof \$812K				Monsanto LW Roof \$750K		
Envelope			Davis Stone Phase I \$100K	Davis Stone Phase II \$150K	LaTourette Water Intrusion \$1M	Stevenson A Tower Recaulk \$325K	Stevenson B Tower Recaulk \$325K
	<\$250K investments being made		S. Parson Stone Ph I \$600K	S. Parson Stone Ph II \$1.5M	Zulauf Exterior Rprs \$1.5M		
			HSC Tower Recaulk \$650K	Grant B Tower Recaulk \$325K	Grant A Tower Recaulk \$325K		
Mechanical Systems	Adams & Psych Math HVAC \$3.2M*		Anderson Pool Rprs Ph I \$500K	Anderson Pool Rprs Ph II \$1.5M	Founders Elevator Rprs \$500K		
	Convo Chiller Repairs \$115K*						
	Anderson Pool Filtration \$300K*						

\*Packaged under one Energy Improvement project

Dynamic/Living Plan – Not static

# Large Utility/Infrastructure Repair Projects

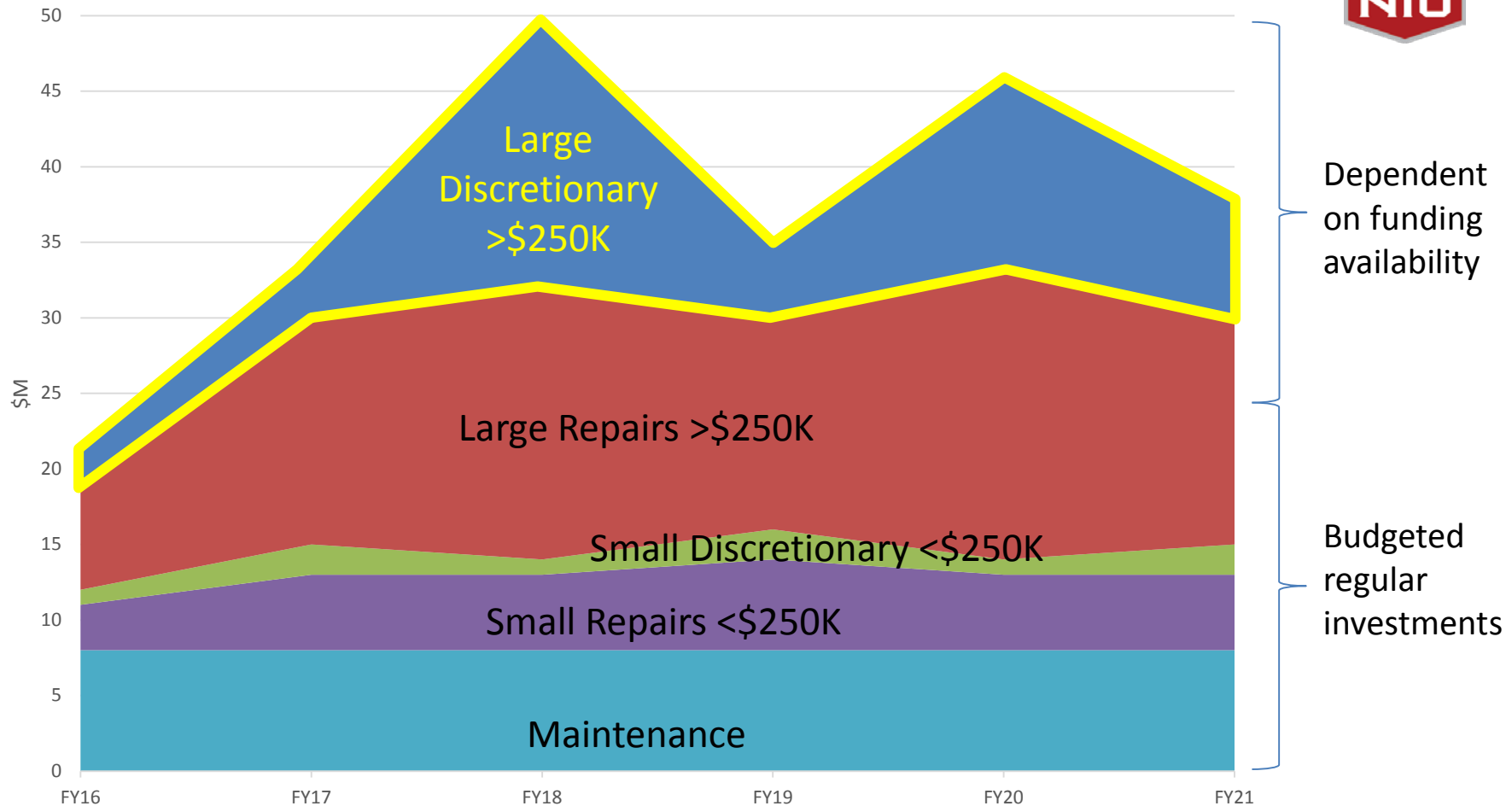


	Prior FYs	FY16	FY17	FY18	FY19	FY20	FY21
Steam	East Heating Controls \$290K*	Boiler Study/Design \$700K	Boiler Replace Phase I \$5M	Boiler Replace Phase II \$5M	Boiler Replace Phase III \$5M	Boiler Replace Phase IV \$5M	Boiler Replace Phase V \$5M
	East Heating Softener \$1.4M*	Dusable Vault \$400K	Steam Tunnel Phase I \$360K	Steam Tunnel Phase II \$360K	Steam Tunnel Phase III \$360K	Steam Tunnel Phase IV \$360K	Steam Tunnel Phase V \$360K
		Grant Vault \$750K		Cole Hall Steam Line \$250K			
Water			Water Main Ph I \$250K		Water Main Phase II \$250K	Water Main Phase III \$250K	
Electrical	Elec. Dist. Repair Ph III \$2.5M					Elec. Dist. Repair Ph IV \$1.3M	
	Alert/Fire Alarms \$1.25M						
Sewer			Sewer Main Rprs Phase I \$250K	Sewer Main Rprs Phase II \$500K	Sewer Main Rprs Phase III \$500K	Sewer Main Rprs Phase IV \$500K	Sewer Main Rprs Phase V \$500K
Streets/ Parking	Parking Struct. Stairwells \$1.2M		Parking Structure Rprs Ph I \$250K	Parking Structure Rprs Ph II \$250K			
	Naperville Parking Ph I \$240K		Naperville Parking Ph II \$475K	Naperville Parking Ph III \$500K			
Totals (with prior slide)		\$2.7M	\$9M	\$12.3M	\$11M	\$8.7M	\$7.2M

\*Packaged under one Energy Improvement project

Dynamic/Living Plan – Not static

# Typical Investment Profile/Hierarchy



# Large Discretionary Projects



- Renovations
- Auxiliary Operation Bldgs
  - HSC Student/Retail Focus - \$20M
    - Executing with existing bond funds FY17-19
  - HSC Conferencing Focus - \$12-20M
  - HSC Hoteling Focus - \$7-15M
  - Neptune Wings - \$45-50M
  - Stevenson Towers - \$10M
  - Grant South Towers - \$5M
  - Rec Center Locker Rooms - \$1M
  - O'Connell Theater Renovation - \$1M
  - Athletics Master Plan - \$5.6M
    - Softball Field Improvements - \$3.8M
    - Soccer/Track Improvements - \$1.8M
- General Revenue Bldgs
  - Wirtz Hall - \$20M (#2 on IBHE list)
  - Davis Hall - \$42M (#4 on IBHE list)
  - Adams Hall - \$45M (#5 on IBHE list)
  - McMurry Hall - \$37M (#6 on IBHE list)
  - Williston Hall - \$84M (#7 on IBHE list)
  - Reavis Hall - TBD
  - Gabel Hall - TBD
  - Dusable Hall - TBD
  - Monat - TBD



# Large Discretionary Projects



- New Construction

- Nursing School Relocation - \$69M
  - #1 on our IBHE list as “Health Information & Technology Center”
  - #2 on IBHE’s FY16 overall State list
- Stevens Entrance Enhancement - \$1M
- HSC Performance Venue Addition - \$36-42M
- Neptune Residence Wing Additions - \$36M
  - Depends on enrollment growth and/or retirement of other residential buildings
- Parking Garage - \$24M
  - Addresses central campus parking constraints
- Athletics Master Plan Improvements - \$133M
  - Stadium East Side - \$50M
  - Stadium South Endzone Lower & Upper - \$20.5M
  - Stadium West Side Ph I, Ph II, & Upper - \$17M
  - Baseball Stadium - \$8.5M
  - Olympic Sports Facility - \$13M
  - Tennis Center - \$9.4M
  - Convocation Center Expansion - \$14.6M

## Energy Improvements

(Requires more development)

- Chiller Plant expansion - \$10M
- Solar PV Field - TBD

# Take-Aways



- Focusing available budget capacity on necessary facility/infrastructure sustainment
  - Required maintenance levels
  - Major repair investments
- Major renovations and new construction generally require state and/or donor support