



**Northern Illinois  
University**

## **Facility Updates**

**FFOC**

# Agenda



- HSC Phase 1 renovation design
- Stevens construction
- Boiler/steam assessment
- Multi-year project planning
- Lease review process

# HSC Design Status



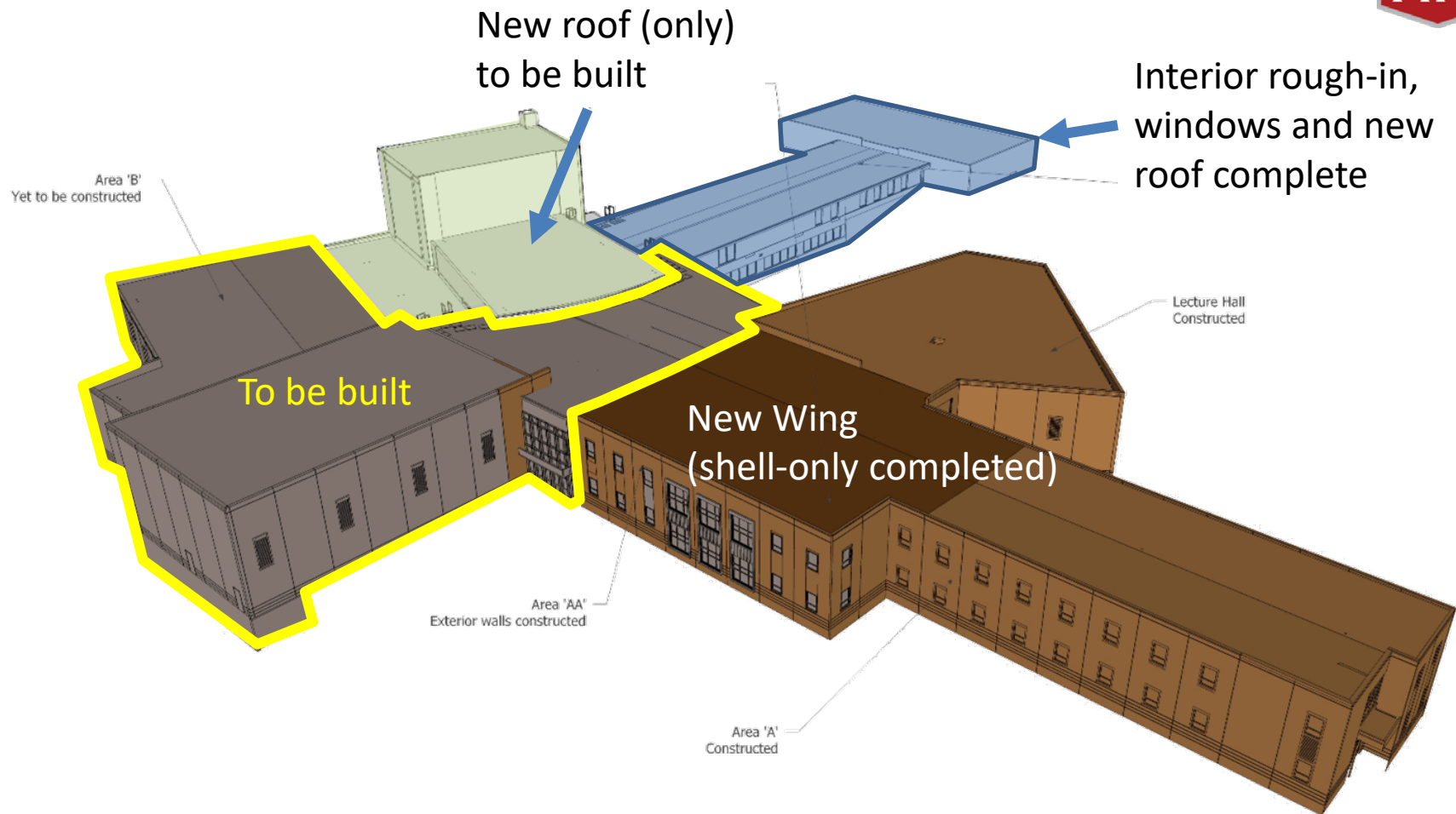
- Efforts to date
  - IBHE approval: 27 Sep
  - A/E firm selection: Nov
    - 9 firms considered
- Milestones to come
  - Design development
    - 35%, 50%, 75%, pre-final stages
  - Construction bidding
    - Fall 2017

# Stevens Construction



- Efforts to date:
  - Re-appropriation: \$15,563,473
    - Addressing balance of work and restart efforts
  - Contract modifications for
    - Past uncompensated efforts
    - Assessment/correction of deteriorated conditions
    - Labor/material price changes
- Potential timeline
  - Condition assessment underway
  - Construction schedule to be developed based on this assessment

# Stevens Construction (status)



# Boiler/Steam Assessment



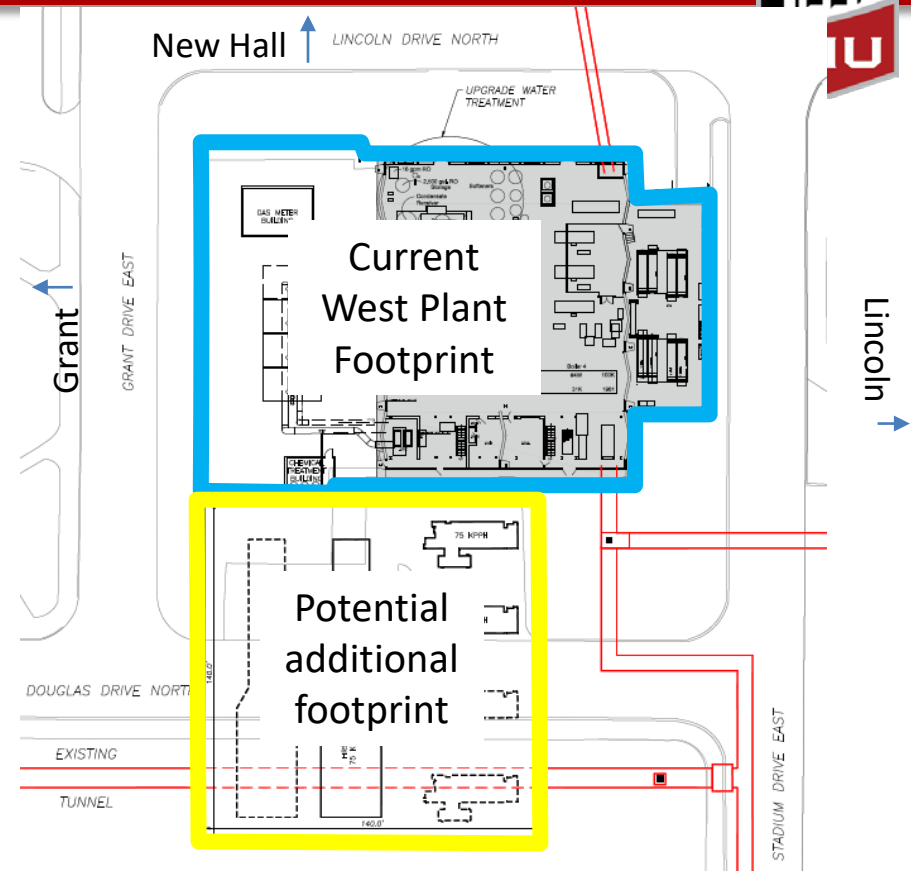
- Validation of conditions
  - Central steam generation
  - Distribution system
  - Satellite heating systems
- Options under consideration
  - Basic boiler replacement
  - Combined Heat and Power options
    - Steam turbines
    - Reciprocating Internal Combustion Engines
    - Combustion Turbines



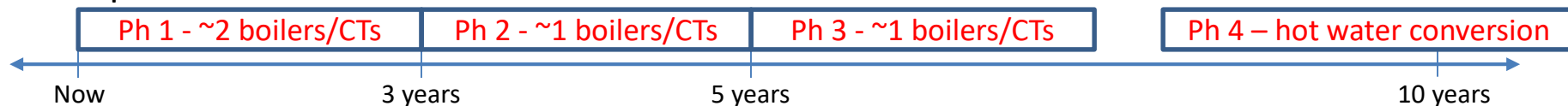
# Boiler/Steam Assessment



- Mix of standard boilers and combustion turbines
  - West Plant central location
- Overall boiler reduction
  - 9 to 4/5
- Co-generation option
  - Off-set to electrical load
- Long-term shift to hot water distribution
- Incremental execution



## Conceptual timeline



# 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 Phase I \$600K	S. Parson Stone Phase 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 Phase I \$250K		Water Main Phase II \$250K	Water Main Phase III \$250K	
Electrical	Elec. Dist. Repair Ph III \$2.5M					Elec. Dist. Repair Phase 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 Phase I \$240K		Naperville Parking Phase II \$475K	Naperville Parking Phase 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

# Lease Management Improvements



- Implementing annual review
  - Validating requirement
  - Assessing market conditions
  - Systematic assessment for
    - ~21 in-leases and ~13 out-leases
- Example: Zeke Giorgi Law Clinic, Rockford
  - Currently: 13,050 SF at \$106,488 annually
  - New space found: 3,900 SF at \$49,530 annually
  - ~53% savings
  - 6-month transition phase